

MARK DION (MAYOR)
PIOUS ALI (A/L)
APRIL FOURNIER (A/L)
BENJAMIN GRANT (A/L)



SARAH MICHNIEWICZ (1)
WESLEY PELLETIER (2)
REGINA L. PHILLIPS (3)
ANNA BULLETT (4)
KATE SYKES (5)

SPECIAL CITY COUNCIL MEETING - APRIL 14, 2025

The Portland City Council will hold a City Council Meeting in Council Chambers. The Honorable Mark Dion, Mayor, will preside.

To submit written public comment on an agenda item, email publiccomment@portlandmaine.gov. Submissions must be received by 12:00 pm the day before the Council meeting to guarantee their inclusion in the agenda packet. All submissions must include the commenter's name and legal address. To help ensure your comment is submitted for the correct item, please include the order number (see below).

The City Council will conduct this meeting from Council Chambers, located on the second floor of City Hall.

<https://portlandme.portal.civicclerk.com/event/7608/media>

[Zoom Link to access live-stream](#)

PLEDGE OF ALLEGIANCE:

ROLL CALL:

5:00 P.M. PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS:

ANNOUNCEMENTS:

APPROVAL OF MINUTES OF PREVIOUS MEETING:

City Council Meeting-March 17, 2025

PROCLAMATIONS:

Proclamation 27-24/25 Recognizing April 7-13, 2025 as National Public Health Week - Sponsored by Mark Dion, Mayor

Proclamation 28-24/25 Recognizing April 13-19, 2025 as National Public Safety Telecommunicators Week - Sponsored by Mark Dion, Mayor

Proclamation 29-24/25 Declaring May 1, 2025 as the National Day of Prayer - Sponsored by Mark Dion, Mayor

Proclamation 30-24/25 Recognizing April 21-25, 2025 as National Community Development Week - Sponsored by Mark Dion, Mayor

APPOINTMENTS:

Order 154-24/25 Appointing Tony Wirkus, Mathew Pendexter and Elisabeth Salisbury as Constables for the Parking Division - Sponsored by Danielle P. West, City Manager

This appointment would appoint Tony Wirkus, Mathew Pendexter and Elisabeth Salisbury as Constables and is effective from the effective date of this order until 12:00 midnight, December 31, 2025, and is made pursuant to Portland City Code, Sections 20-19 and 20-19.5. Constables are not allowed to carry a firearm, concealed or unconcealed, in the performance of duties, or to make arrests.

Five affirmative votes are required for passage after public comment.

CONSENT ITEMS:

Order 155-24/25 Granting Municipal Officers' Approval of Uncle Lucky's LLC, dba Lucky Cheetah. Application for two Parklet spaces at 11 Moulton Street - Sponsored by Danielle P. West, City Manager

Application was filed on 3/12/25. Existing Class I establishment adding parklet dining.

Five affirmative votes are required for passage of items on the consent calendar after public comment.

Order 156-24/25 Granting Municipal Officers' Approval of Lord Hobo Brewing Company, LLC, dba Lone Pine Brewing. Application for B/W/D with Outdoor Dining on Private Property and Combined Entertainment at 219 Anderson Street - Sponsored by Danielle P. West, City Manager

Application was filed on 3/14/25. This is a change of ownership of an existing establishment.

Five affirmative votes are required for passage of items on the consent calendar after public comment.

Order 157-24/25 Granting Municipal Officers' Approval of Zero LLC, dba Zero Bar & Grill. Application for Class 1A (41+ rooms Innholder) with Outdoor Dining on Private Property and Combined Entertainment at 155 Riverside Street - Sponsored by Danielle P. West, City Manager

Application was filed on 3/17/25. Establishment was previously Seasons Bar & Grill.

Five affirmative votes are required for passage of items on the consent calendar after public comment.

Order 158-24/25 Granting Municipal Officers' Approval of Pudge LLC, dba Luncheonette. Application for Class III & IV with Outdoor Dining on Private Property at 147 Cumberland Avenue - Sponsored by Danielle P. West, City Manager

Application was filed on 2/26/25. Establishment was previously Union Bagel Company.

Five affirmative votes are required for passage of items on the consent calendar after public comment.

BUDGET ITEMS:

Order 159-24/25 Receiving and Referring City Manager's Fiscal Year 2026 Municipal Budget to the Finance Committee and Setting Date of Public Hearing on

**the Fiscal Year 2026 Municipal Budget and Fiscal Year 2026 Appropriation Resolve
- Sponsored by Danielle P. West, City Manager**

Under this order, the City Council receives the City Manager's proposed budget and refers it to the Finance Committee for review. The Finance Committee will review the budget at its next meeting, scheduled for April 15, 2025. A Finance Committee public hearing on the budget is also scheduled for May 1, 2025.

The first read of the FY26 Appropriation Resolve and Public Hearing is scheduled for the May 5, 2025 City Council meeting.

Five affirmative votes are required for passage. Public comment will be limited to the referral action only.

RESOLUTIONS:

Resolve 8-24/25 Calling for the City of Portland to Adopt the Greater Portland Council of Government's Regional Vision Zero Action Plan - Sponsored by the Sustainability and Transportation Committee, Regina Phillips, Chair

The Sustainability and Transportation Committee reviewed this item at its March 12, 2025 meeting, and voted 3-0 to forward this to the City Council with a recommendation for approval.

Adoption of the Resolution would express the City's support for adopting the Greater Portland Council of Governments' (GPCOG) Vision Zero Action Plan and commit to a goal of eliminating all traffic fatalities and serious injuries by the year 2024. Additionally, the Resolution outlines a roadmap of tasks and initiatives that are in alignment with Council Resolution #6 approved on March 3, 2025, and will organize work by staff and the Sustainability and Transportation Committee to make progress on the Vision Zero goal over the short and long-term.

Five affirmative votes are required for passage after public comment.

UNFINISHED BUSINESS:

Order 146-24/25 Appropriating Bond Proceeds and Other Funds in an Amount Not to Exceed \$41,070,000 for the City's FY2026 Capital Improvement Program - Sponsored by the Finance Committee, April Fournier, Chair

The Finance Committee voted on March 27, 2025 to recommend passage of this item, vote (3-0).

The Finance Committee met several times during 2024 and early 2025 to discuss the City's Capital Improvement Plan (CIP), changes to the current year CIP to better incorporate equity, sustainability and other City Council goals, and hear presentations from the City Manager and City staff on the overall CIP.

The Fiscal Year 2026 Capital Improvement Plan (FY26 CIP) has been in development since mid-2024. The list of 2026 CIP calls for over \$41M of new projects but only \$22.9M this total will have a net impact to debt service in the general fund operating budget. A variety of other funding sources including the enterprise funds (for sewer and

stormwater projects) are being used to finance the remainder. Two orders are required related to the CIP: one authorizing the FY26 CIP bonds; and a second appropriating the proceeds and other funding sources providing City staff with spending authority for the upcoming projects. A complete listing of the projects being authorized is included within the orders.

This item must be read on two separate days. It received its first reading on March 17. Five affirmative votes are required for passage after public comment.

Order 147-24/25 Authorizing General Obligation Bonds to Finance a Portion of the City's Fiscal Year FY26 Capital Improvement Program in an Amount Not to Exceed \$30,370,000 - Sponsored by the Finance Committee, April Fournier, Chair

The Finance Committee voted on March 27, 2025 to recommend passage of this item, vote (3-0).

This is a companion order to the bond authorization order above.

This item must be read on two separate days. It received its first reading on March 17. Seven affirmative votes are required for passage after public comment.

Order 150-24/25 Accepting and Appropriating a \$50,000 Grant from the State of Maine's Housing Opportunity Program for Housing Policy Evaluation Study - Sponsored by Danielle P. West, City Manager

In early 2025, the Planning & Urban Development Department was awarded a \$50,000 grant from the State of Maine's Housing Opportunity Program. This funding will support an evaluation of existing housing policies, with a particular focus on Portland's inclusionary zoning ordinance. The study will analyze trends in housing production, regulatory factors that may influence those trends, and opportunities to enhance the effectiveness of the city's housing policies within the local market. The Department is seeking City Council approval to accept and appropriate the grant funding to initiate this work.

This item must be read on two separate days. It received its first reading on March 17. Five affirmative votes are required for passage after public comment.

Order 151-24/25 Order Approving Agreements Between The Maine Department Of Transportation and The City Of Portland Re: Improvements to Woodford Street, Route 9, Deering Avenue, and Route 25 - Sponsored by Danielle P. West, City Manager

This project is part of MaineDOT's Cyclical Pavement Resurfacing (CPR) Program. The State administers the project and typically a standard cost per mile is paid by the state. The City has requested additional Americans with Disabilities Act (ADA) work to be added to this project which will be 100% City contribution. By signing the partnership agreement, it enables MaineDOT to proceed with the project and obligates the City to pay for 0% of the original estimated project cost; the City share is estimated to be \$589,000 for the additional ADA work. The City is also obligated to pay 100% of manhole adjustments, the cost of which is estimated to be \$152,000 which are part of the Utility Agreement.

This item must be read on two separate days. It received its first reading on March 17. Five affirmative votes are required for passage after public comment.

Order 152-24/25 Order Approving Agreements Between The Maine Department Of Transportation and The City Of Portland Re: Improvements to Route 22 (Congress Street), West Commercial Street, and Fore River Parkway - Sponsored by Danielle P. West, City Manager

This project is part of MaineDOT's Heavy Treatment Program for Arterial streets. The State administers the project and typically the majority of project costs are paid by the State and Federal government. The City has requested additional Americans with Disabilities Act (ADA) work to be added to this project which will be 100% City contribution. By signing the partnership agreement, it enables MaineDOT to proceed with the project and obligates the City to pay for 25% of the original estimated project cost; the City share is estimated to be \$104,000. The City is also obligated to pay 100% of manhole adjustments, the cost of which is estimated to be \$86,000 and is part of the Utility Agreement.

This item must be read on two separate days. It received its first reading on March 17. Five affirmative votes are required for passage after public comment.

Order 153-24/25 Approving the Collective Bargaining Agreement between The City of Portland and the Communications Employees Association – Sponsored by Danielle P. West, City Manager

This item approves a negotiated successor collective bargaining agreement between the City of Portland and the Communications Employees Association for the period of July 1, 2024 through December 31, 2026. The prior collective bargaining agreement expired on June 30, 2024. This proposal is presented after previously receiving guidance from the City Council executive sessions held on April 1 and July 29, 2024 and January 13, 2025, and after having been approved by the Communications Employees Association

This item must be read on two separate days. It received its first reading on March 17. Five affirmative votes are required for passage after public comment.

ORDERS:

Order 160-24/25 Accepting and Appropriating a \$200,000 State of Maine EMS Grant for the Portland Fire Department EMS Operations - Sponsored by Danielle P. West, City Manager

If approved, this grant in the amount of \$200,000 will be used by the Fire Department to staff ambulances and to purchase capital equipment items, such as video laryngoscopes used to perform advanced airway procedures.

Staff is requesting to waive the second read and pass as an emergency to secure funding and avoid a lapse in ambulance service. Existing funds, which have successfully supported extra ambulance staffing during peak call times until mid-April, will run out if new funding isn't approved urgently, leading to a service suspension.

This item must be read on two separate days. Seven affirmative votes are required to

waive the second read. Seven affirmative votes are required for emergency passage following public comment.

Order 161-24/25 Accepting and Appropriating a \$96,400 State of Maine Community Paramedicine Grant for the Portland Fire Department - Sponsored by Danielle P. West, City Manager

If approved, this grant in the amount of \$96,400 will be used by the Fire Department to expand community paramedicine services. Part of this funding will allow all providers on the Mobile Medical Outreach team, Portland's "Community Paramedics," to attend classes and become certified as Community Paramedics

This item must be read on two separate days. This is its first reading.

Order 162-24/25 Accepting and Appropriating a \$53,332.79 Donation from the Portland Parks Conservancy for the Portland Youth Corps - Sponsored by Danielle P. West, City Manager

If approved, this order would accept and appropriate a donation of \$53,332.79 from the Portland Parks Conservancy for the Portland Youth Corps, a City-run program that promotes personal and professional growth through community service, environmental stewardship, and hands-on conservation opportunities within Portland's parks and green spaces. This is the fourth year this grant has been given.

The program is run by City staff and engages young people of diverse backgrounds in hands-on service projects such as habitat restoration, tree planting, trail construction, and other outdoor work. The corps members receive a stipend for participation. The program runs during the Spring, Summer, and Fall seasons, and annually, over 50 young people take part. This donation from the Portland Parks Conservancy covers the cost of all supplies and trips as well as a portion of the Recreation Programmer II Naturalist, who is the leader of the program.

This item must be read on two separate days. This is its first reading.

Order 163-24/25 Accepting and Appropriating a \$60,000 John T. Gorman Foundation Grant for the Portland Professional Connectors Program - Sponsored by Danielle P. West, City Manager

City Council approval is requested to accept and appropriate a \$60,000 grant from the John T. Gorman Foundation to assist with the costs of relaunching the Portland Professional Connectors (PPC) program. The Housing and Economic Development Department's Office of Economic Opportunity has been in the process of relaunching the PPC program and contacted the John T. Gorman Foundation for financial support. The Foundation is interested and supportive of the program and is committing \$60,000 to fund the PPC program. The program is anticipated to launch September 2025 and is a strategic initiative designed to support job seekers in developing critical networking, interpersonal skills, and the social capital so important to access career advancement opportunities and economic mobility.

This item must be read on two separate days. This is its first reading.

Order 164-24/25 Accepting and Appropriating a \$205,000 Greater Portland Council of Governments United States Environmental Protection Agency Brownfields Sub-Grant for Clean-up of a Stockpile of Contaminated Soil at Fitzpatrick Stadium - Sponsored by Danielle P. West, City Manager

City Council approval is requested to accept and appropriate \$205,000 in Brownfield cleanup sub-grant funding from the Greater Portland Council of Governments (GPCOG) for the transport and off-site disposal of a stockpile of contaminated soil at Fitzpatrick Stadium. While the Hearts of Pine soccer team was making planned upgrades to the Stadium, approximately 850 cubic yards of contaminated soil was unearthed, and is currently in a fenced-off and covered stockpile near the parking lot. The City will use this grant from GPCOG to dispose of the contaminated soil at an off-site licensed receiving facility.

This item must be read on two separate days. This is its first reading.

Order 165-24/25 Establishing a 180-Day Moratorium on Theater and Performance Hall Projects with a Capacity Exceeding 2000 People in the City of Portland - Sponsored by Councilors Anna Bullett and Wesley Pelletier

If passed, this moratorium would prohibit new theaters and performance halls with a capacity exceeding 2,000 people for 180 days while the Housing and Economic Development Committee reviews and recommends amendments to the City Code to address concerns related to the impact of large entertainment venues on public parking, traffic congestion, public safety, and other City infrastructure. This moratorium would apply retroactively to December 1, 2024.

This item must be read on two separate days. This is its first reading.

Order 166-24/25 Accepting and Appropriating at \$10,000 Maine Bureau of Highway Safety Grant - Sponsored by Danielle P. West, City Manager

This item accepts and appropriates a \$10,000 grant awarded to the Police Department by the Maine Department of Highway Safety. This award will fund pedestrian safety enforcement details in the City.

This item must be read on two separate days. This is its first reading.

AMENDMENTS:

Order 167-24/25 Amendment to Portland City Code Chapter 9 RE: Proportional Ranked Choice Voting - Sponsored by Ashley Rand, City Clerk

This is an amendment to Chapter 9: Proportional Ranked Choice Voting Sections 9-2 & 9-3. This would be amending the whole-vote transfer approach to the fractional transfer approach to distribute any surplus votes. Rather than transferring the whole vote associated with whichever ballots happen to be processed last, tabulation software transfers a fraction of every vote assigned to a winning candidate. Fractional transfer ensures that each ballot is treated equitably, and that the outcome of the election will never depend on the order of the ballots.

This item must be read on two separate days. This is its first reading.

EXECUTIVE SESSION:

ADJOURNMENT:

ZOOM INFORMATION:

The City Council will conduct this meeting from Council Chambers, located on the second floor of City Hall.

<https://portlandme.portal.civicclerk.com/event/7619/media>

PLEDGE OF ALLEGIANCE:

Mayor Pro Tem Ali led those present in the Pledge of Allegiance.

ROLL CALL:

Mayor Pro Tem Ali called the meeting to order at 5:00pm

Councilors Present: Councilor Fournier, Councilor Grant, Councilor Ali, Councilor Michniewicz, Councilor Bullett, Councilor Phillips

Councilors Absent: Councilor Sykes, Councilor Pelletier, Mayor Dion

*Point of Order, Councilor Pelletier joined at 5:03pm

5:00 P.M. PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS:

Mayor Dion opened the floor for public comment. The following individuals spoke:

Zach Barowitz (Huntress Street), Amber Carr (Portland House of Music and Events), Tim Sweeden (Portland Resident), Eric Hader (Portland Ovations), Allison (Portland Symphony Orchestra), Carolyn Vachon (Portland Symphony Orchestra), Martin (Portland Resident), Liz (Portland Ovations), Katelyn Manfre (Portland Resident), Emily Isaacson (West End), Nicole Burn (District 2), Andrew Peters (Cumberland Ave), George Rheault (Hanover Street),

ANNOUNCEMENTS:

Mayor Pro Tem Ali opened the floor for Council announcements. The following individuals spoke:

Councilor Michniewicz, Councilor Pelletier

APPROVAL OF MINUTES OF PREVIOUS MEETING:

City Council Meeting-March 3, 2025

Motion was made by Councilor Bullett and seconded by Councilor Phillips for passage.

Passage: 7-0 (Councilor Sykes & Mayor Dion absent)

Mayor Pro Tem Ali opened the floor for public comment. No one spoke.

PROCLAMATIONS:

Proclamation 25-24/25 Arab American Heritage Month - Sponsored by Mark Dion, Mayor

Councilor Ali read Proclamation 25-24/25 Arab American Heritage Month into the record

Proclamation 26-24/25 Genocide Awareness and Prevention Month - Sponsored by Mark Dion, Mayor

Councilor Grant read Proclamation 26-24/25 Genocide Awareness and Prevention Month into the record.

APPOINTMENTS:

Order 138-24/25 Appointing Members to Various Boards & Committees - Sponsored by Mark Dion, Chair of Legislative and Nominating Committee

Motion was made by Councilor Grant and seconded by Councilor Michniewicz for passage, as an emergency. Passage: 7-0 (Councilor Sykes & Mayor Dion absent)
Mayor Pro Tem Ali opened the floor for public comment. No one spoke.

**Item goes into effect immediately.*

Order 139-23/24 Appointing Troy Moon to the Landcare Management Advisory Committee - Sponsored by Danielle P. West, City Manager

Motion was made by Councilor Bullett and seconded by Councilor Grant for passage. Passage: 7-0 (Councilor Sykes & Mayor Dion absent)
Mayor Pro Tem Ali opened the floor for public comment. No one spoke.

Order 140-24/25 Order Appointing Michael Murray to the Board of Directors of the Casco Bay Island Transit District - Sponsored by Mark Dion, Mayor

Motion was made by Councilor Phillips and seconded by Councilor Grant for passage. Passage: 7-0 (Councilor Sykes & Mayor Dion absent)
Mayor Pro Tem Ali opened the floor for public comment. No one spoke.

CONSENT ITEMS:

Order 141-24/25 Declaring June 8, 2025 the Resurgam Music Festival - Sponsored by Danielle P. West, City Manager

Orders 141-24/25 through Orders 145-24/25 were all read and passed as consent items. Public comment was taken on all orders together.
Motion was made by Councilor Bullett and seconded by Councilor Grant for passage. Passage: 7-0 (Councilor Sykes & Mayor Dion absent)
Mayor Pro Tem Ali opened the floor for public comment. The following individuals spoke: Councilor Bulett, Councilor Michniewicz

Order 142-24/25 Declaring May 1, 2025 - April 30, 2026 the Friends of Congress Square Park In the Square Festival - Sponsored by Danielle P. West, City Manager

Orders 141-24/25 through Orders 145-24/25 were all read and passed as consent items. Public comment was taken on all orders together.
Motion was made by Councilor Bullett and seconded by Councilor Grant for passage. Passage: 7-0 (Councilor Sykes & Mayor Dion absent)
Mayor Pro Tem Ali opened the floor for public comment. The following individuals spoke: Councilor Bulett, Councilor Michniewicz

Order 143-24/25 Granting Municipal Officers' Approval of Mandy and Matt's Cafe LLC, dba Mandy and Matt's Cafe. Application for Class I FSE with Outdoor Dining on Private Property at 1160 Forest Avenue - Sponsored by Danielle P. West, City Manager

Orders 141-24/25 through Orders 145-24/25 were all read and passed as consent items. Public comment was taken on all orders together.
Motion was made by Councilor Bullett and seconded by Councilor Grant for passage. Passage: 7-0 (Councilor Sykes & Mayor Dion absent)
Mayor Pro Tem Ali opened the floor for public comment. The following individuals spoke: Councilor Bulett, Councilor Michniewicz

Order 144-24/25 Granting Municipal Officers' Approval of Leaven Pizzeria LLC, dba Za. Application for Class I FSE with Combined Entertainment and Outdoor Dining on Private Property at 25 Preble Street - Sponsored by Danielle P. West, City Manager

Orders 141-24/25 through Orders 145-24/25 were all read and passed as consent items. Public comment was taken on all orders together.

Motion was made by Councilor Bullett and seconded by Councilor Grant for passage.

Passage: 7-0 (Councilor Sykes & Mayor Dion absent)

Mayor Pro Tem Ali opened the floor for public comment. The following individuals spoke: Councilor Bulett, Councilor Michniewicz

Order 145-24/25 Granting Municipal Officers' Approval of August Parker LLC, dba Benny's. Application for Class I FSE at 545 Congress Street - Sponsored by Danielle P. West, City Manager

Orders 141-24/25 through Orders 145-24/25 were all read and passed as consent items. Public comment was taken on all orders together.

Motion was made by Councilor Bullett and seconded by Councilor Grant for passage.

Passage: 7-0 (Councilor Sykes & Mayor Dion absent)

Mayor Pro Tem Ali opened the floor for public comment. The following individuals spoke: Councilor Bulett, Councilor Michniewicz

BUDGET ITEMS:

Order 146-24/25 Appropriating Bond Proceeds and Other Funds in an Amount Not to Exceed \$41,070,000 for the City's FY2026 Capital Improvement Program - Sponsored by the Finance Committee, April Fournier, Chair

Point of Order, Orders 146-24/25 and 147-24/25 were taken out of Order and read with other first reading items.

This is first reading.

Order 147-24/25 Authorizing General Obligation Bonds to Finance a Portion of the City's Fiscal Year FY26 Capital Improvement Program in an Amount Not to Exceed \$30,370,000 - Sponsored by the Finance Committee, April Fournier, Chair

Point of Order, Orders 146-24/25 and 147-24/25 were taken out of Order and read with other first reading items.

This is first reading.

RESOLUTIONS:

Resolve 7-24/25 Calling for the Establishment of a Task Force on Social Housing - Sponsored by the Housing and Economic Development Committee, Pious Ali, Chair

Motion was made by Councilor Phillips and seconded by Councilor Grant for passage, as amended. Passage: 7-0 (Councilor Sykes & Mayor Dion absent)

Mayor Pro Tem Ali opened the floor for public comment. The following individuals spoke: Wendy Cherubini (Federal Street), Scott Vonnegut (Edward Street), Charlotte Rutty (Leland Street), Todd Morse (Hammond Street), Wade (Leland Street), Zach Barowitz (Huntress Street), John Kaminski (Federal Street), George Rheault (Hanover Street), Councilor Fournier, Councilor Pelletier, Councilor Michniewicz

Motion was made by Councilor Phillips and seconded by Councilor Ali to postpone until April 14, 2025 for passage. Failed 1-6 (Councilor Fournier, Grant, Pelletier, Michniewicz, Bullett, Ali-No)

The following individuals commented on the postponement: Councilor Phillips, Councilor Bullett, Greg Watson (Director of Housing and Economic Development), Councilor Fournier

Motion to postpone failed.

Pelletier Amendment #1-Included in back-up materials

Motion was made by Councilor Pelletier and seconded by Councilor Bullett for passage. Passage: 7-0

The following individuals commented on the amendment: Councilor Pelletier, Councilor Phillips

Amendment passed.

Fournier Amendment #2-Moved from the floor

Motion was made by Councilor Fournier and seconded by Councilor Pelletier for passage. Passage: 7-0

Amendment: Adding to the first Be it further resolved section, which has the makeup of the task force to amend: *"At least 2 members of the community with lived experience navigating the challenging housing environment from underserved populations"*

Amendment passed.

ORDERS:

Order 148-24/25 Approving the Third Amendment to the First Amended and Restated Purchase and Sale Agreement with Lambert Woods North LLC - Sponsored by the Housing and Economic Development Committee, Councilor Pious Ali, Chair

Motion was made by Councilor Bullett and seconded by Councilor Michniewicz for passage, as an emergency. Passage: 7-0 (Councilor Sykes & Mayor Dion absent) Mayor Pro Tem Ali opened the floor for public comment. The following individuals spoke: George Rheault (Hanover Street), Andrew Peters (Cumberland Ave), Councilor Fournier, Greg Watson (Director of Housing and Economic Development)

**Item goes into effect immediately.*

Order 149-24/25 Order Approving the First Amendment to the Service Provider Subcontract Between DC Management LLC, DC Blueberry LLC, Maine Immigrants' Rights Coalition, and the City of Portland - Sponsored by Danielle P. West, City Manager

Motion was made by Councilor Fournier and seconded by Councilor Michniewicz for passage. Passage: 7-0 (Councilor Sykes & Mayor Dion absent)

Mayor Pro Tem Ali opened the floor for public comment. The following individuals spoke: George Rheault (Hanover Street), Portland Resident (Congress Street), Councilor Fournier

Order 150-24/25 Accepting and Appropriating a \$50,000 Grant from the State of Maine's Housing Opportunity Program for Housing Policy Evaluation Study - Sponsored by Danielle P. West, City Manager

This is first reading.

Order 151-24/25 Order Approving Agreements Between The Maine Department Of Transportation and The City Of Portland Re: Improvements to Woodford Street, Route 9, Deering Avenue, and Route 25 - Sponsored by Danielle P. West, City Manager

This is first reading.

Order 152-24/25 Order Approving Agreements Between The Maine Department Of Transportation and The City Of Portland Re: Improvements to Route 22 (Congress Street), West Commercial Street, and Fore River Parkway - Sponsored by Danielle P. West, City Manager

This is first reading.

Order 153-24/25 Approving the Collective Bargaining Agreement between The City of Portland and the Communications Employees Association – Sponsored by Danielle P. West, City Manager

This is first reading.

EXECUTIVE SESSION:

ADJOURNMENT:

Motion was made by Councilor Fournier and seconded by Councilor Phillips to adjourn. Passage 7-0 at 6:59 pm. (Councilor Sykes & Mayor Dion absent)

A TRUE RECORD

Ashley Rand, City Clerk

PROCLAMATION

PROCLAMATION RECOGNIZING NATIONAL PUBLIC HEALTH WEEK

WHEREAS, the week of April 7, 2025, is National Public Health Week;

WHEREAS, the theme is “It Starts Here,” highlighting the importance of making a difference in our home, community and state;

WHEREAS, this year is the 30th anniversary of celebrating National Public Health Week, and in the past 30 years significant strides have been made in public health, including the following public health successes:

- (1) deaths due to HIV/AIDS, which peaked in 1994 at 49,095 AIDS-related deaths that year in the U.S., have dropped significantly with antiretroviral therapy, ensuring most people with HIV can live normal lifespans, and prevention tools like PrEP significantly reduce transmission;
- (2) smoking rates, which were as high as 25.5% among U.S. adults in 1994, have now fallen to 11.4% due to comprehensive smoke-free policies, public awareness campaigns, and taxation of tobacco products;
- (3) childhood mortality, which was at a rate of 13.8 deaths per 1,000 live births in 1994, has now fallen to 5.4 deaths per 1,000 live births due to vaccines, better healthcare access, and nutrition;
- (4) mental health awareness and treatment, with 40% of people with mental health conditions being untreated in 1994, has progressed with increased awareness, parity laws, and integration into primary care, which have expanded access to mental health services and reduced treatment gaps;
- (5) childhood lead poisoning, with 4.4% of U.S. children having elevated blood lead levels in 1994, has now fallen to less than 0.5% due to policies banning leaded gasoline and reducing lead in paint, pipes, and water systems;
- (6) health impacts of climate change such as rising heat-related deaths were under-recognized in 1994, but are now being mitigated by actions such as public health campaigns, local adaption plans including cooling centers and other preparedness plans to protect the public from extreme weather, wildfires and other regional threats, and global frameworks like the Paris Agreement;
- (7) pandemic preparedness, which was in its infancy in 1994, has now grown, especially after the COVID-19 pandemic, spurring significant advancements in mRNA technology, global vaccine deployment, and increased investments in infrastructure, strategic stockpiles, and global surveillance — all of which must be sustained.

WHEREAS, racial and ethnic minority populations in the United States continue to experience disparities in the burden of illness and death, as compared with the entire population of the United States;

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**CITY OF PORTLAND
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WHEREAS, a person’s health status can differ drastically by ZIP code due to differences in the built environment, environmental quality, community context, access to healthy food, access to education, and access to health care;

WHEREAS, public health organizations such as Portland Public Health use National Public Health Week to educate policymakers, public health professionals, and the community at large on issues that are important to improving the health of the people of the United States;

WHEREAS, public health professionals help communities prevent, prepare for, withstand, and recover from the impact of a full range of health threats, ranging from infectious disease outbreaks to natural disaster preparedness; and

WHEREAS, efforts to adequately support public health and the prevention of disease and injury can continue to transform a health system focused on treating illness into a health system focused on preventing disease and injury, and promoting wellness.

NOW, THEREFORE, BE IT RESOLVED, THAT I, that I, Mark Dion, Mayor of the City of Portland, Maine and members of the City Council do hereby recognize the week of April 7-13, 2025 as National Public Health Week in Portland and call upon the people of Portland to observe this week by helping our families, friends, neighbors, co-workers, and leaders to recognize the contribution of public health in (1) improving the health of the people of our state and (2) achieving health equity, as the theme states, “It Starts Here.”

Signed and sealed this 14th Day of April, 2025



**Mark Dion, Mayor
City of Portland**

MARK DION (MAYOR)
PIOUS ALI (A/L)
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BENT GRANT (A/L)

**CITY OF PORTLAND
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WESLEY PELLETIER (2)
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ANNA BULLETT (4)
KATE SYKES (5)

P R O C L A M A T I O N
RECOGNIZING APRIL 13-19, 2025 AS
NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK

- WHEREAS,** emergencies can occur at any time that require police, fire or emergency medical services; and,
- WHEREAS,** when an emergency occurs the prompt response of police officers, firefighters and paramedics is critical to the protection of life and preservation of property; and,
- WHEREAS,** the safety of our police officers and firefighters is dependent upon the quality and accuracy of information obtained from citizens who telephone the emergency communications center serving the Portland, South Portland and Cape Elizabeth, Maine communities; and,
- WHEREAS,** Public Safety Telecommunicators are the first and most critical contact our citizens have with emergency services; and,
- WHEREAS,** Public Safety Telecommunicators are the single vital link for our police officers and firefighters by monitoring their activities by radio, providing them information and ensuring their safety; and,
- WHEREAS,** Public Safety Telecommunicators of the Portland Regional Communications Center have contributed substantially to the apprehension of criminals, suppression of fires and treatment of patients; and,
- WHEREAS,** each dispatcher has exhibited compassion, understanding and professionalism during the performance of their job in the past year;

NOW, THEREFORE, BE IT RESOLVED, THAT I, Mark Dion, Mayor of the City of Portland, Maine, and members of the Portland City Council, do hereby recognize the week of April 13 through 19, 2025 to be National Public Safety Telecommunicators Week in Portland and throughout the state of Maine in honor of the men and women whose diligence and professionalism keep our city and citizens safe.

Signed and sealed this 14th day of April, 2025



**Mark Dion, Mayor
City of Portland**

MARK DION (MAYOR)
PIOUS ALI (A/L)
APRIL D FOURNIER (A/L)
BENJAMIN GRANT (A/L)

**CITY OF PORTLAND
IN THE CITY COUNCIL**

SARAH MICHNIEWICZ (1)
WESLEY PELLETIER (2)
REGINA L. PHILLIPS (3)
ANNA BULLETT (4)
KATE SYKES (5)

P R O C L A M A T I O N
RECOGNIZING
NATIONAL DAY OF PRAYER MAY 1, 2025

- WHEREAS,** in times both prosperous and challenging, the citizens of our Nation have sought solace and guidance in prayer, embracing it as a deeply personal yet widely shared practice, enriching our diverse tapestry of languages, cultures, religions, and beliefs;
- WHEREAS,** prayer's sanctity is protected by our Constitution, interwoven into the American ethos, affirming our collective belief in the transformative power of faith to achieve the extraordinary;
- WHEREAS,** our Nation's history is punctuated with moments where prayer has catalyzed moral crusades and fortified democratic ideals, from the abolition of slavery to the expansion of voting rights, all rooted in the foundational principle of equality for all under God;
- WHEREAS,** the silent whispers of prayer permeate every corner of American life, offering comfort to our defenders, solace to our explorers, guidance to our healers, and strength to millions of faithful across our land.

NOW, THEREFORE, BE IT RESOLVED, THAT I, Mark Dion, Mayor of the City of Portland, Maine, and members of the Portland City Council, do hereby recognize May 1, 2025, as a National Day of Prayer. I urge all citizens to reflect on our blessings and freedoms, and to seek divine guidance, mercy, and protection according to their own faiths and consciences.

Signed and sealed this 28th day of April, 2025



**Mark Dion, Mayor
City of Portland**

PROCLAMATION

RECOGNIZING NATIONAL COMMUNITY DEVELOPMENT WEEK APRIL 21-25, 2025

WHEREAS, the week of April 21-25, 2025 has been designated as National Community Development Week to celebrate the Community Development Block Grant (CDBG) Program; and

WHEREAS, the CDBG Program provides annual funding and flexibility to local communities to provide decent, safe and affordable housing, a suitable living environment, and economic opportunities to low and moderate income people; and

WHEREAS, over the past three years, this community has received a total of \$5,522,709 in CDBG funds and has funded numerous projects that have directly benefited Portland's citizens and neighborhoods; and

WHEREAS, HOME is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low income households, and its flexibility empowers people and communities to design and implement strategies tailored to their own needs and priorities; and

WHEREAS, over the past three years Portland has received a total of \$2,947,837 in HOME funds and has funded a variety of housing development projects that have directly benefited citizens and neighborhoods in Portland and throughout Cumberland County;

NOW, THEREFORE, BE IT RESOLVED, that I, Mark Dion, Mayor of the City of Portland, Maine and members of the City Council do hereby recognize the week of April 21-25, 2025, as National Community Development Week in support of these valuable programs that have made tremendous contributions to the viability of housing stock, infrastructure, public services, and the economic wellbeing of our community.

BE IT FURTHER RESOLVED, that our community urges Congress and the current Administration to recognize the outstanding work being done locally and nationally with CDBG and HOME by supporting increased funding for the program in the Federal Fiscal Year 2026.

Signed and sealed this 14th day of April, 2025



**Mark Dion, Mayor
City of Portland**

MEMORANDUM
City Council Agenda Item

FROM:

DATE: March 14, 2025

SUBJECT: Order 154-24/25 Appointing Tony Wirkus, Mathew Pendexter and Elisabeth Salisbury as Constables for the Parking Division - Sponsored by Danielle P. West, City Manager

SPONSOR:

(If sponsored by a Council committee, include the date the committee met and the results of the vote.)

COUNCIL MEETING DATE ACTION IS REQUESTED:

1st Reading

**Final
Action**

Can action be taken at a later date: No If action cannot be taken at a later date, please explain why. Do NOT write yes or no; that will be automatically generated by the checkbox.

Does this item involve a new contract with the City: No

PRESENTATION: Please list the presenter(s), type, and length of presentation

I. SUMMARY

II. AGENDA DESCRIPTION

This appointment would appoint Tony Wirkus, Mathew Pendexter and Elisabeth Salisbury as Constables and is effective from the effective date of this order until 12:00 midnight, December 31, 2025, and is made pursuant to Portland City Code, Sections 20-19 and 20-19.5. Constables are not allowed to carry a firearm, concealed or unconcealed, in the performance of duties, or to make arrests.

Five affirmative votes are required for passage after public comment.

III. BACKGROUND

Parking Control Officers patrol the streets of Portland utilizing different methods to encourage compliance of the city's parking regulations. The License Plate Recognition (LPR) equipment and software help aid the officers on the street by allowing them to quickly determine if a vehicle is not compliant with local directives and signage. Having the capability to effectively monitor on street parking through the use of LPR technology allows our officers to maximize their areas of coverage as well as closely monitor vehicles to allow turnover parking. Parking Control Officers use the LPR reader to determine the length of stay in parking spaces as it monitors a vehicle's exact location with each pass. Officers would then follow up after a determined length of time and the LPR reader would determine if the vehicle was compliant or not. The data would then be sent to an officer's handheld equipment and they would then decide to cite the vehicle or not.

IV. INTENDED RESULT AND/OR COUNCIL GOAL ADDRESSED

V. FINANCIAL IMPACT

VI. STAFF ANALYSIS AND BACKGROUND

Staff Analysis that will not appear in the Agenda Description.

VII. RECOMMENDATION

VIII. LIST ATTACHMENTS

1. Order - Appointing Tony Wirkus Mathew Pendexter and Elisabeth Salisbury as Constables for the Parking Division

Prepared by:

Date: 03/14/2025

MARK DION (MAYOR)
PIOUS ALI (A/L)
APRIL D. FOURNIER (A/L)
BENJAMIN GRANT (A/L)

**CITY OF PORTLAND
IN THE CITY COUNCIL**

SARAH MICHNIEWICZ (1)
WESLEY PELLETIER (2)
REGINA L. PHILLIPS (3)
ANNA BULLETT (4)
KATE SYKES (5)

**ORDER APPOINTING TONY WIRKUS, MATHEW PENDEXTER AND ELISABETH
SALISBURY AS CONSTABLES FOR THE PARKING DIVISION**

ORDERED, that Tony Wirkus, Mathew Pendexter, and Elisabeth Salisbury of the Parking Division are hereby appointed constables for the 2025 calendar year; and

BE IT FURTHER ORDERED, that this appointment shall be effective from the effective date of this order until 12:00 midnight, December 31, 2025; and

BE IT FURTHER ORDERED, that this appointment is pursuant to Sections 20-19 and 20-19.5, Portland City Code, and this constable is not allowed to carry a firearm, concealed or unconcealed, in the performance of duties, or to make arrests.

MEMORANDUM
City Council Agenda Item

FROM:

DATE: April 1, 2025

SUBJECT: Order 155-24/25 Granting Municipal Officers' Approval of Uncle Lucky's LLC, dba Lucky Cheetah. Application for two Parklet spaces at 11 Moulton Street - Sponsored by Danielle P. West, City Manager

SPONSOR: The Mayor, City Manager, City Clerk, Corporation Counsel, the Planning Board, or up to three (3) members of the Council shall sponsor any orders or other items. If sponsored by a Council Committee, please include the date the committee met and the results of the vote.

(If sponsored by a Council committee, include the date the committee met and the results of the vote.)

COUNCIL MEETING DATE ACTION IS REQUESTED:

1st Reading

**Final
Action**

Can action be taken at a later date: No If action cannot be taken at a later date, please explain why. **Do NOT** write yes or no; that will be automatically generated by the checkbox.

Does this item involve a new contract with the City: N/A

PRESENTATION: Please list the presenter(s), type, and length of presentation

I. SUMMARY

II. AGENDA DESCRIPTION

Application was filed on 3/12/25. Existing Class I establishment adding parklet dining.

Five affirmative votes are required for passage of items on the consent calendar after public comment.

III. BACKGROUND

Background information that will not appear in the Agenda Description

IV. INTENDED RESULT AND/OR COUNCIL GOAL ADDRESSED

V. FINANCIAL IMPACT

Please indicate whether or not there is a financial impact. Please note that per Council Rule 12, this form must have "a separate fiscal impact statement memo attached if the impact of the item is \$50,000 or more in a given fiscal year. This memo shall include details and information describing the fiscal impact including, but not limited to, projected costs, revenues or savings over a three (3) year period and/or any potential impacts on the City tax levy."

VI. STAFF ANALYSIS AND BACKGROUND

Staff Analysis that will not appear in the Agenda Description.

VII. RECOMMENDATION

VIII. LIST ATTACHMENTS

1. 2025.04.14_Lucky Cheetah_Council Order
2. Lucky Cheetah_Council Packet

Prepared by:

Date: 04/01/2025

MARK DION (MAYOR)
PIOUS ALI (A/L)
APRIL D. FOURNIER (A/L)
BENJAMIN GRANT (A/L)

CITY OF PORTLAND
IN THE CITY COUNCIL

SARAH MICHNIEWICZ (1)
WESLEY PELLETIER (2)
REGINA L. PHILLIPS (3)
ANNA BULLETT (4)
KATE SYKES (5)

ORDER
GRANTING MUNICIPAL OFFICERS’
APPROVAL OF:

**Uncle Lucky’s LLC, dba Lucky Cheetah. Application for two Parklet spaces at 11
Moulton Street**

Dear City Council,

Thank you for taking the time to review our liquor license. I am writing this today to let you know my intent to sell beer, wine and spirits at 11 Moulton Street in the Old Port. We are taking over the legendary former Old Port Tavern and bringing new life into the space. Lucky Cheetah will be a full service Chinese Restaurant specializing in dim sum and dumplings.

We look forward to serving the great city of Portland with this ownership group's second endeavor. Our first and current restaurant, Bird & Co., operates at 539 Deering Ave in the Woodfords Corner neighborhood. We look forward to opening the doors to serve the public food we love and employ 40 locals with an above average living wage.

Thank you for your time.

Sincerely,

A handwritten signature in cursive script that reads "William J Dowd IV".

William Dowd
Co-Owner

Dear Mayor Dion and Members of City Council,

I am writing to you regarding my intent to construct and operate a parklet patio in front of our restaurant, Lucky Cheetah.

We are a dumpling/Asian Food restaurant, inviting to both locals and tourists alike. We are located at 11 Moulton Street, in the heart of the Old Port. Thank you so much for creating this parklet program and keeping it running through all these years. We are looking forward to this season!

Sincerely,

A handwritten signature in black ink that reads "William J Dowd IV". The signature is written in a cursive style with a large, stylized "W" and "D".

William Dowd
Owner
Bird & Co.



CITY OF PORTLAND
Permitting and Inspections Department

Parklet Outdoor Dining
Supplemental Application

License accompanies a City of Portland Food Service Establishment or Food Service Establishment with Liquor License
Valid April 15-November 1

☐ Legal Advertisement Deposit \$100.00
☐ 1 Parklet space \$3,000.00 ☒ 2 Parklet spaces \$5,000.00

Business Information			
Establishment Name (d/b/a):	Lucky Cheetah	Phone:	207-747-4114
Location Address:	11 Moulton St, Portland, ME		Zip: 04101
Mailing Address:	53 Summit Park Ave, Portland, ME		Zip: 04103
Contact Person:	William Dowd	Phone:	323-514-6013
Contact Person Email:	dowdwj@gmail.com		
Manager of Establishment:		Date of Birth:	09/28/88
		Phone:	323-514-6013
Owner of Premises (Landlord):	CF Mariners		
Address of Premises Owner (Landlord):	42 Market Street, Portland, ME		Zip: 04101

Owner Information

Corporate Name		Corporate Mailing Address	
Uncle Lucky's LLC		53 Summit Parking Ave Zip: 04103	
Contact Person:	William Dowd	Phone:	323-514-6013
Principal Officers			
	Title	Date of Birth	Residence Address
William Dowd	CEO	09/28/1988	53 Summit Park Ave Portland ME 04103
Jared Dinsmore	LLC Member	03/07/1989	17 Greta Way, Falmouth, ME 04105

About Your Establishment

Class of License:	Class 1-A
Type of food served:	Asian food
Please circle all that will be served:	☒ Beer ☒ Wine ☒ Liquor
Hours & days of operation:	Tuesday - Saturday, 5pm-10pm
Number of Tables	23
Number of Chairs	110

Parklet Regulations

Pursuant to Chapter 25 of the City's Code of Ordinances, a permit is required for expanding food service to the outside of all properties. Outdoor dining permits for parking and other alternative public spaces will be issued under Chapter 25 and these regulations pursuant to the following requirements:

- Any food service operation located on City property pursuant to a permit issued hereunder must comply with state and local laws with respect to service of food and/or alcohol;
- For any outdoor dining operation located in a public parking space, the permit holder shall construct a platform, on which tables and chairs will sit. The platform must be built of durable, slip resistant materials such as composite plastic or construction-grade lumber. This platform may remain for the entire outdoor dining season (April 15-November 1) but must be removed upon conclusion;
- Any space occupied hereunder must be laid out in such a way that it complies with the requirements of the Americans with Disabilities Act. Including 5% of handicap seating. The required platform must be flush with any abutting sidewalk.
- Any movable items on the outdoor dining area must be secured against wind and theft and locked or removed when the business is closed.
- Any outdoor dining spaces permitted hereunder must be located immediately in front of the business. Where parking spaces are not striped (such as in multi-space meter areas) the location of any outdoor dining space must be located to minimize loss of effective parking spaces
- Only 2 hour metered parking spots can be utilized. Parking spot size is 8 feet by 20 feet.
- Any outdoor dining space must provide railings or other substantive barriers *along the edges* to protect patrons;
- Wheel stops satisfactory to the Permitting & Inspections Director must be placed at the front and rear sides of the outdoor dining platform, no less than 4 feet from the edges of the platform. In addition, flexible bollards shall be provided at the corners of the platform.
- Construction of the platform must allow water runoff to easily flow under platform;
- No attachments to the pavement or curbing are permitted;
- No covers are permitted over the outdoor dining space other than umbrellas;
- No advertising other than labels identifying the business is permitted on the outdoor dining space;
- No outdoor dining space in the vehicular right of way is permitted within 15' of an intersection;
- No outdoor dining space will be permitted within the vehicular right of way on a high traffic street, as determined by Public Works. Generally, these streets have a speed limit of over 25 miles per hour, a traffic volume of over 5,000 AADT, or a functional classification of Arterial or above;
- No outdoor dining space will be permitted on a street that does not have 12' clear in the middle after all parking and platforms are accounted for; and
- In any street that is entirely closed to traffic at certain times of the day, the street may be used for outdoor dining subject to relevant requirements listed above, adjusting for the unique condition of an entirely closed street.
- Street Closures include: Wharf Street, Dana Street, and Milk Street (between Exchange and Market only)
- After 4/15/22, Middle Street will go back to normal and the businesses will need to apply for a regular Parklet

Barriers

- Shall not include commercial signage.

Maintenance and Operations

- The permit holder is responsible for keeping the outdoor seating area clean.
- No food shall be prepared in the designated outdoor dining area.
- All outdoor dining components shall be removed before snowfall and while any snow or ice exists within four feet of the outdoor dining area. The City will not be responsible for damage to any property that is not removed prior to sidewalk maintenance.
- Outdoor dining areas must meet ADA regulations and accessible seating is required.



I/We fully understand that the City of Portland, its agents, officers and employees accept no responsibility and will not be liable for any injury, harm or damage to my/our person or property arising out of the establishment's occupancy of the sidewalk or park space. To the fullest extent permitted by law, I/We do hereby agree to assume all risk of injury, harm or damage to my/our person or property (including but not limited to all risk of injury, harm or damage to my/our property cause by the negligence of the City of Portland, its agents, officers or employees) arising out of the establishment's occupancy of the sidewalk or park space. I/We hereby agree, to the fullest extent permitted by law, to defend, indemnify and hold harmless the City of Portland, its agents, officers and employees, from and against all claims, damages, losses and expenses, just or unjust, including, but not limited to costs of defense and attorney's fees, arising out of the establishment's occupancy of the sidewalk or park space, provided that any such claims, damage, loss or expense (1) is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property including the loss of use there from, and (2) is caused in whole or in part by any negligent act or omission of the establishment, anyone directly or indirectly employed by it, or anyone for whose act it may be liable.

Signature *[Signature]* Title Owner Date 03/12/25

For Administrative Use Only

Fire: _____

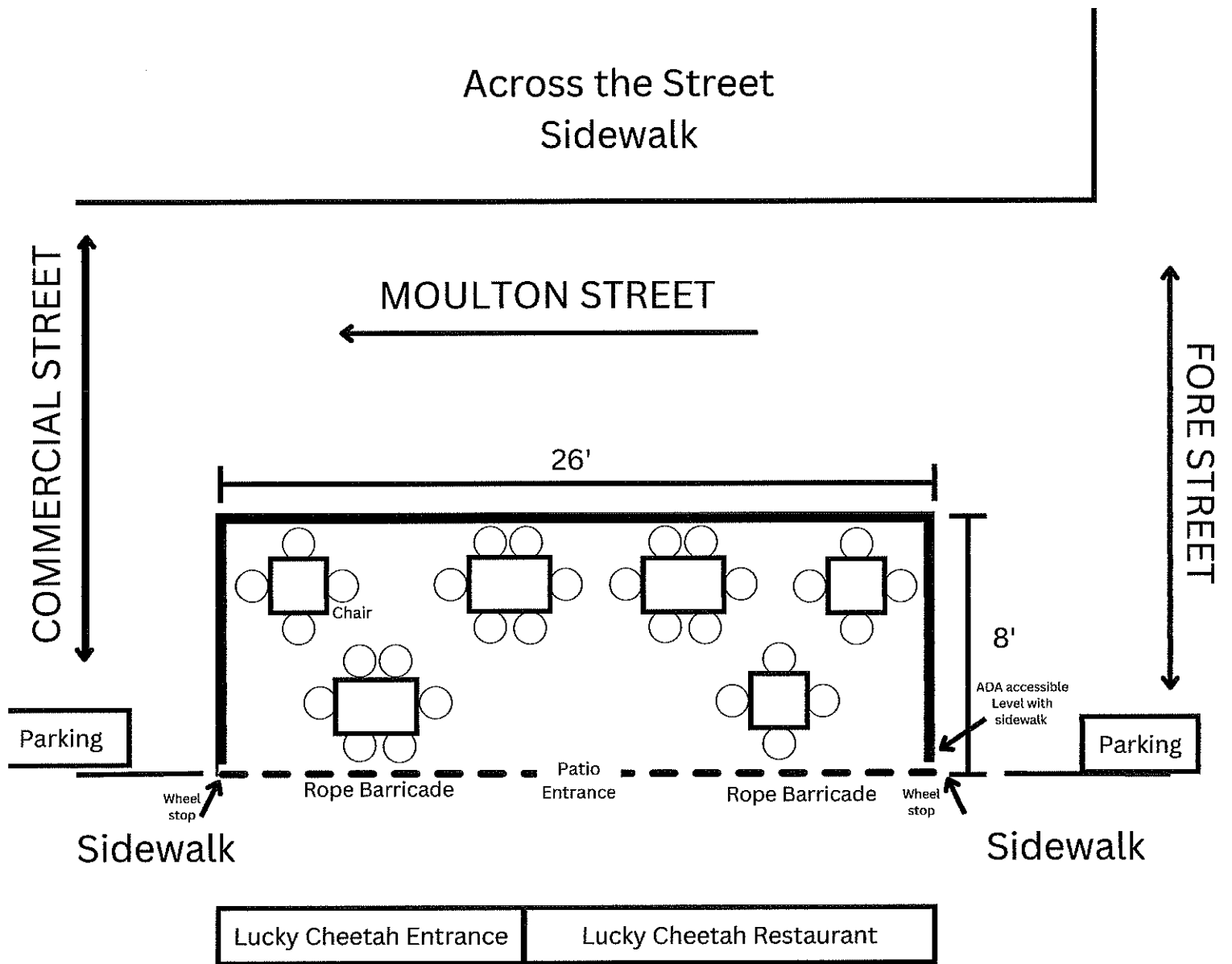
Health: _____

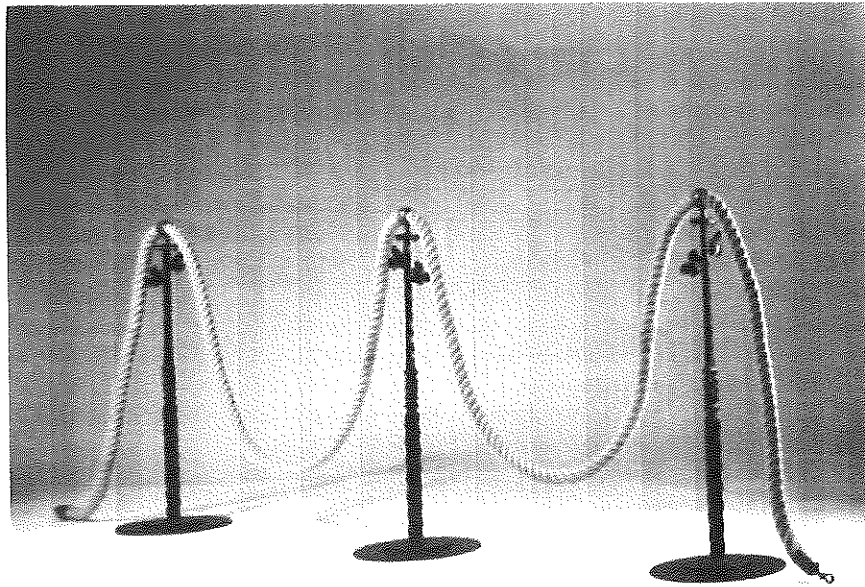
Parking: _____

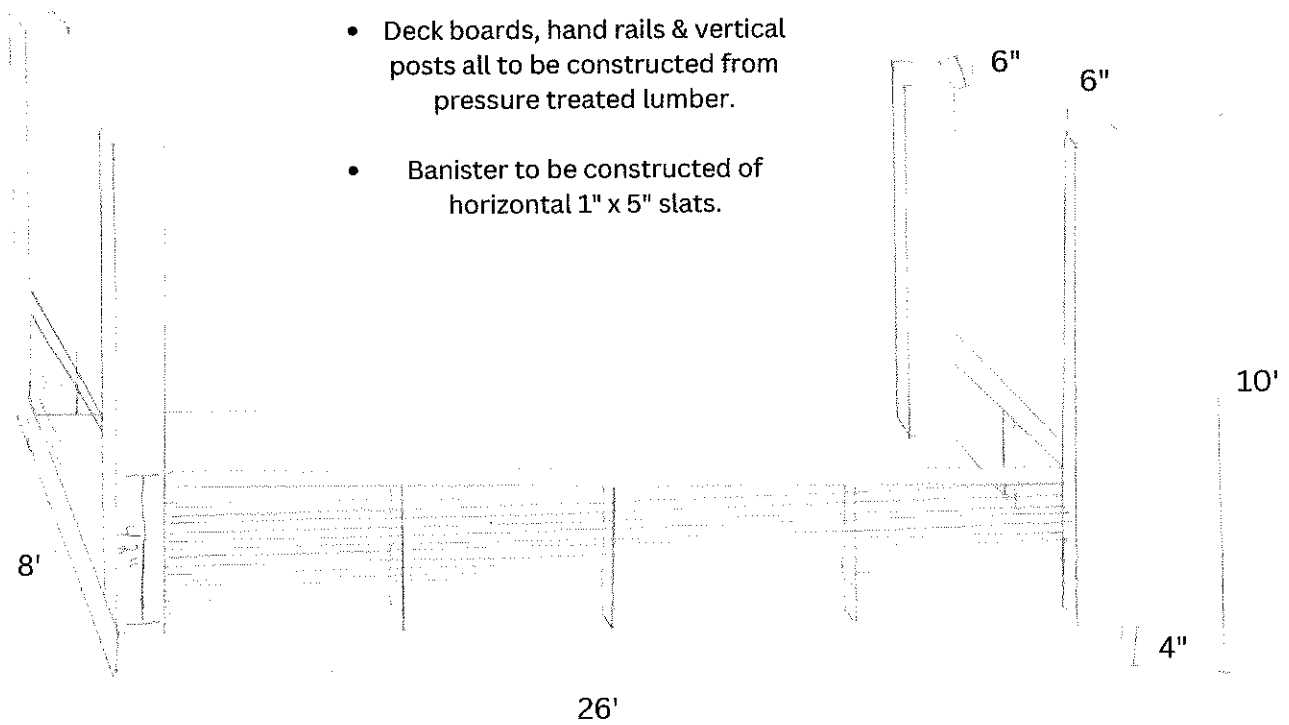
Permitting: _____

Police : _____

Treasury: _____







Lucky Cheetah Working Menu

Iberico Xiao Long Bao

Duck Confit Dumpling Pancake

Foie Gras and Blackberry Dumpling

Black Truffle and Mushroom Dumpling

Wagyu Beer Battered Egg Roll

Escargot and Black Garlic Dumplings

Sea Urchin and Caviar Dumplings

Har Gow

Char Sui Bao

Lobster and Scallop Sheng Jian Bao

Pork and Chive Dumpling in Chilli Oil

Sesame-Ginger Tofu & Eggplant Dumplings

Purple Sweet Potato & Cabbage Dumplings

Char Sui Bao Scotch egg

Rice Noodle Roll

Hot & Sour Soup

Large Format:

Peking Duck with Scallion Pancakes

Build you own taco style with multiple accouterments

Dan Dan Noodle and Wonton Soup

Split Lobster and Scallion pancake

Build you own taco style with multiple accouterments

**Local Whole Fish Filet with Shiitake Mushroom
Rice and Quail Eggs**

Dessert:

Coconut and Egg Custard Buns

Baklava Buns

Matcha and Red Bean Sesame Balls



Zachary Lenhart <zlenhart@portlandmaine.gov>

Lucky Cheetah_11 Moulton_2-Parklet.pdf

Zachary Finley <zackf@portlandmaine.gov>

Tue, Mar 25, 2025 at 4:51 PM

To: Zoning <zoning@portlandmaine.gov>

Cc: Zachary Lenhart <zlenhart@portlandmaine.gov>, Ron Kelton <rkelton@portlandmaine.gov>, Fire Prevention <fireprevention@portlandmaine.gov>, Laurie Carlson <lac@portlandmaine.gov>, Katlyn Sawyer <ksawyer@portlandmaine.gov>, Eric Cobb <ecobb@portlandmaine.gov>, "Lynch, Kim" <kim.lynch@maine.gov>, Benjamin Pearson <bnp@portlandmaine.gov>, Tom Williams <tw@portlandmaine.gov>, Jason Grant <jgrant@portlandmaine.gov>, Treasury Division <treasury@portlandmaine.gov>, Business Licensing <bl@portlandmaine.gov>, cstacey <cstacey@portlandmaine.gov>

PD approves.

[Quoted text hidden]

--

Lieutenant Zack Finley
Uniformed Patrol Operations
Portland Police Department

Lucky Cheetah_11 Moulton_2-Parklet.pdf

Zoning <zoning@portlandmaine.gov>

Wed, Mar 19, 2025 at 5:10 PM

To: Zoning <zoning@portlandmaine.gov>

Cc: Zachary Lenhart <zlenhart@portlandmaine.gov>, Zachary Finley <zackf@portlandmaine.gov>, Ron Kelton <rkelton@portlandmaine.gov>, Fire Prevention <fireprevention@portlandmaine.gov>, Laurie Carlson <lac@portlandmaine.gov>, Katlyn Sawyer <ksawyer@portlandmaine.gov>, Eric Cobb <ecobb@portlandmaine.gov>, "Lynch, Kim" <kim.lynch@maine.gov>, Benjamin Pearson <bnp@portlandmaine.gov>, Tom Williams <tw@portlandmaine.gov>, Jason Grant <jgrant@portlandmaine.gov>, Treasury Division <treasury@portlandmaine.gov>, Business Licensing <bl@portlandmaine.gov>, cstacey <cstacey@portlandmaine.gov>

The legal use for 11 Moulton ST, basement, is restaurant. Zoning approves.

Thank you,

Mac

--

Mac Coldwell

City of Portland
Zoning Specialist
Permitting & Inspections Department
389 Congress ST, Room #315
Email: mcoldwell@portlandmaine.gov
he/him

[Quoted text hidden]

Legal Advertisement

Notice of Public Hearing City of Portland

A Public Hearing will be held on April 14, 2025 at 5:00 P.M., in City Council Chambers, 389 Congress St. for approval of Uncle Lucky's LLC, dba Lucky Cheetah. Application for two Parklet spaces at 11 Moulton Street - Sponsored by Danielle P. West, City Manager

City of Portland | Permitting and Inspections
Zachary Lenhart, Licensing and Housing Safety Manager



April 7, 2025

Uncle Lucky's LLC
53 Summit Park Avenue
Portland, Maine 04103

Re: Uncle Lucky's LLC, dba Lucky Cheetah. Application for two Parklet spaces at 11 Moulton Street

Dear Leaven Pizzeria LLC:

This letter shall serve as a reminder of the public hearing before the Portland City Council on Monday April 14, 2025 at 5:00 p.m., for the review of application for two Parklet spaces at 11 Moulton Street. The meeting will take place in person at Portland City Hall, in City Council Chambers on the 2nd Floor of 389 Congress Street.

You or a representative of the business must be present at this meeting in the event that the city council has questions regarding the license application. If there is no representation and questions arise, the item may be postponed.

Please contact our office directly with questions at (207) 874-8557 or at bl@portlandmaine.gov.

Sincerely,

Zachary J. Lenhart
Licensing and Housing Safety Manager



Application Copy

File Number: 53851

Job Type: Amendment Application

AMENDMENT TYPE

Temporary increase of outdoor
seating capacity

APPLICATION DATE RECEIVED

2025-03-12

QUESTIONS

On-Premises: Beer, Wine & Spirit

1. What is your expected start date?

May 1, 2025

2. Do you allow dancing or entertainment on the licensed premises?
If so, You need to have a a license from the Maine State Fire Marshal.
See <https://www.maine.gov/dps/fmo/plans-review/applications> for
more information.

No

3. What is the reason for the increase in seating capacity?

The City of Portland allows for temporary parklet patios to be built. We
are submitting an application for this to encourage tourists & locals to
enjoy dining with us!

4. What is your planned end date for the increased capacity?

October 31, 2025

5. Is the description and diagram for the increased capacity included in
the primary license's Premises Description and Diagram?

No

(document uploaded)

DOCUMENTS

TYPE

FILE NAME

DESCRIPTION

Premises Description and

Lucky Cheetah Patio.pdf

Diagram

Premises Floor Plan

Lucky Cheetah Patio.pdf

APPLICANT

William Dowd

DECLARATION

- ☒ I certify that I am the applicant as described in this application, or that I am duly authorized to submit this application on the applicant's behalf.

All information provided in this application is accurate and correct. I understand that false statements made on this application are punishable by law. Knowingly supplying false information on this application is a Class D Offense under Maine's Criminal Code, punishable by confinement of up to one year, or by monetary fine of up to \$2,000 or by both.

MEMORANDUM
City Council Agenda Item

FROM:

DATE: April 1, 2025

SUBJECT: Order 156-24/25 Granting Municipal Officers' Approval of Lord Hobo Brewing Company, LLC, dba Lone Pine Brewing. Application for B/W/D with Outdoor Dining on Private Property and Combined Entertainment at 219 Anderson Street - Sponsored by Danielle P. West, City Manager

SPONSOR: The Mayor, City Manager, City Clerk, Corporation Counsel, the Planning Board, or up to three (3) members of the Council shall sponsor any orders or other items. If sponsored by a Council Committee, please include the date the committee met and the results of the vote.

(If sponsored by a Council committee, include the date the committee met and the results of the vote.)

COUNCIL MEETING DATE ACTION IS REQUESTED:

1st Reading

**Final
Action**

Can action be taken at a later date: No If action cannot be taken at a later date, please explain why. Do NOT write yes or no; that will be automatically generated by the checkbox.

Does this item involve a new contract with the City: N/A

PRESENTATION: Please list the presenter(s), type, and length of presentation

I. SUMMARY

II. AGENDA DESCRIPTION

Application was filed on 3/14/25. This is a change of ownership of an existing establishment.

Five affirmative votes are required for passage of items on the consent calendar after public comment.

III. BACKGROUND

Background information that will not appear in the Agenda Description

IV. INTENDED RESULT AND/OR COUNCIL GOAL ADDRESSED

V. FINANCIAL IMPACT

Please indicate whether or not there is a financial impact. Please note that per Council Rule 12, this form must have "a separate fiscal impact statement memo attached if the impact of the item is \$50,000 or more in a given fiscal year. This memo shall include details and information describing the fiscal impact including, but not limited to, projected costs, revenues or savings over a three (3) year period and/or any potential impacts on the City tax levy."

VI. STAFF ANALYSIS AND BACKGROUND

Staff Analysis that will not appear in the Agenda Description.

VII. RECOMMENDATION

VIII. LIST ATTACHMENTS

1. 2025.04.14_Lone Pine_Council Order
2. Lone Pine_Council Packet

Prepared by:

Date: 04/01/2025

MARK DION (MAYOR)
PIOUS ALI (A/L)
APRIL D. FOURNIER (A/L)
BENJAMIN GRANT (A/L)

CITY OF PORTLAND
IN THE CITY COUNCIL

SARAH MICHNIEWICZ (1)
WESLEY PELLETIER (2)
REGINA L. PHILLIPS (3)
ANNA BULLETT (4)
KATE SYKES (5)

ORDER
GRANTING MUNICIPAL OFFICERS’
APPROVAL OF:

**Lord Hobo Brewing Company, LLC, dba Lone Pine Brewing. Application for B/W/D with
Outdoor Dining on Private Property and Combined Entertainment at 219 Anderson Street**

March 7, 2025

Mayor Mark Dion and Portland City Council
389 Congress Street
Portland, Maine 04101

Dear Mayor Dion and City Councilors,

On behalf of our client, Lord Hobo Brewing Company, LLC ("Lord Hobo") please find attached to this letter the following applications:

1. Application for Brewery, Winery and Distillery Manufacturing License;
2. Application for Brewery, Winery, and Distillery Alcohol Service (On Premise Consumption) License;
3. Outdoor Dining Permit on Private Property Supplemental Application; and
4. Application for an Entertainment License

Lord Hobo is acquiring Lone Pine Brewing Company and will be operating as Lone Pine at its current 219 Anderson Street location. This location includes a tasting room, brewery and associated outside consumption area, contributing to the dynamic brewing and distilling scene on East Bay Side.

Thank you very much for your consideration of our application.

Kind Regards,



Brandon J. Mazer, Esq.
Attorney



CITY OF PORTLAND

Permitting and Inspections Department

Application for Brewery, Winery and Distillery On Premise Consumption License

License expiration date concurrent with that of State of Maine Dept. of Liquor Licensing & Enforcement License.

Business Information			
Business Name (d/b/a):	Lone Pine	Phone:	
Location Address:	219 Anderson St. Unit #4 Portland, ME		Zip: 04101
If new, what was formerly at this location:	Lone Pine - change of ownership		
Mailing Address:	5 Draper St, Woburn, MA		Zip: 01801
Contact Person:	Thomas Madden	Phone:	207-229-3479
Contact Person Email:	info@lonepinebrewery.com		
Manager of Establishment:	Thomas Madden	Date of Birth: 05/14/1986	Phone: 207-229-3479
Owner of Premises (Landlord):	Rockingham LLC		
Address of Premises Owner:	5 Ameresoggin Rd. Falmouth ME		Zip: 04105

Sole Proprietor/Partnership Information (If Corporation, leave blank)

Name of Owner(s)	Date of Birth	Residence Address

Corporate/LLC/Non-Profit Organization Applicants (If Sole Proprietor or Partnership, leave blank)

Corporate Name		Corporate Mailing Address	
Lord Hobo Brewing Company, LLC		5 Draper St, Woburn, MA Zip: 01801	
Contact Person:	Simon Thorpe	Phone:	781-281-0809
Principal Officers	Title	Date of Birth	Residence Address
Simon Thorpe	CEO	9/26/1961	307 Meadow Wood Terrace, Ithaca, NY 14850



CITY OF PORTLAND
Permitting and Inspections Department

Type of Establishment:	☒ Brewery ☐ Winery ☐ Distillery
Hours & days of operation:	Sun-Th: 12:00 PM - 8:00 PM; Fri-Sat: 12:00 PM - 9:00PM

QUESTIONS	Y/N
Will food be made, served, and/or sold on the premise by this establishment?	Y/N N
If yes, please submit a City of Portland Food Service Establishment license application.	
Is the establishment less than 300 feet from a school, dormitory, church or parish house, or similar establishment?	Y/N N
If yes, give the distance:	
Will you have entertainment on the premises? (If yes, a Supplemental Application for Entertainment is required.)	Y/N Y
Will you permit dancing after 1:00 a.m.?	Y/N N
Will you have outside dining? (If yes, an Outdoor Dining Application is required)	Y/N Y
If yes, will the outside dining be on ☐ PUBLIC or ☒ PRIVATE property (circle one).	
Will you have any amusement devices (pinball, video games, juke box)?	Y/N N
If yes, please list: # of amusements: _____ # of pool tables: _____	
What is your targeted opening date?	
Does the Issuance of this license directly or indirectly benefit any City employee(s)?	Y/N N
If Yes, list name(s) of employee(s) and department(s):	
Have any of the applicants, including the corporation (if applicable), ever held a business license with the City of Portland?	Y/N Y
If Yes, please list business name(s) and location(s): Lone Pine Brewery Company, LLC	
Is any principal officer under the age of 21?	Y/N Y
Have applicant, partners, associates, or corporate officers ever been arrested, indicted, or convicted for any violation of law?	Y/N N
If Yes, please explain:	

I Simon Thorpe do hereby swear and affirm that every employee in my establishment that serves alcohol to the public has attended server training, or will attend server training within 90 days of their hire. I also understand that at any time the City license administrator can, upon request, require me to produce Server Training certificates for each employee that serves alcohol to the public in my establishment. Failure to meet the training requirement imposed by section 15-41 may result in the denial of a liquor license pursuant to 28-A M.R.S.A. § 653 (2) (G).

Applicant, by signature below, agrees to abide by all laws, orders, ordinances, rules and regulations governing the above licensee and further agrees that any misstatement of material fact may result in refusal of license or revocation if one has been granted. Applicant agrees that all taxes and accounts pertaining to the premises will be paid prior to issuance of the license.

It is understood that this and any application(s) shall become public record and the applicant(s) hereby waive(s) any rights to privacy with respect thereto. I/We, hereby authorize the release of any criminal history record information to the City Clerk's Office or licensing authority. I/We, hereby waive any rights to privacy with respect thereto.

Signature Title CEO Date 03/07/2025

For more information about Liquor Licenses, see Portland City Code Chapter 15 at www.portlandmaine.gov and M.R.S.A. Title 28-A at www.maine.gov.



PORT CITY ARCHITECTURE
105 NEWBURY STREET
PORTLAND, ME 04101
207.741.3930



DATE: 06/14/2024

Lone Pine
Brewing Co.

Beer Garden
Project

219 Anderson St.
Portland, ME 04101

DATE	DESCRIPTION
1. 06-14-24	REVISION 1
2. 06-14-24	REVISION 2
3. 06-14-24	REVISION 3
4. 06-14-24	REVISION 4
5. 06-14-24	REVISION 5
6. 06-14-24	REVISION 6
7. 06-14-24	REVISION 7
8. 06-14-24	REVISION 8
9. 06-14-24	REVISION 9
10. 06-14-24	REVISION 10

Project Name: 219
Drawing Scale: AS NOTED

SITE PLAN

Drawn By: MC

Checked By: ACR

A1.0

PROJECT SUMMARY

THIS PROJECT CONSISTS OF MAJOR REVISIONS TO THE EXISTING OUTDOOR SEATING AREA. DURING THE PERIODIC INSPECTION, THE PROJECT WAS APPROVED BY THE CITY OF PORTLAND AS AN OUTDOOR SEATING AREA ON A TEMPORARY BASIS. THIS PROJECT WILL ADDRESS THE ITEMS REQUIRED TO ALLOW THIS AREA TO FUNCTION AS A PERMANENT OUTDOOR SEATING AREA. A PORTION OF THE EXISTING SEATING AREA, WHICH WAS INSTALLED AS PART OF THE TEMPORARY APPROVAL, THESE ARE ADDITIONAL ITEMS REQUIRED. IT WILL MATCH THE EXISTING SEATING FENCING THAT IS APPROX. 6' HIGH. IN ADDITION, THERE ARE TWO NEW ITEMS REQUIRED, AND ARE ADDRESSED IN THESE PLANS.

1. THE SITE IS REQUIRED TO HAVE ADA ACCESS.
2. THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES.

NOTE: THE EXISTING BEER GARDEN AREA AND TASTING AREAS IN THE BUILDING HAVE BEEN APPROVED FOR QUOTE SOME TIME AND WILL REMAIN. THIS PROJECT IS CONCERNED WITH THE ADJACENT OUTDOOR SEATING AREA ONLY.

SECTION 100-1: THE SITE IS REQUIRED TO HAVE ADA ACCESS. THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES.

SECTION 100-2: THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES. THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES.

SECTION 100-3: THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES. THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES.

SECTION 100-4: THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES. THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES.

SECTION 100-5: THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES. THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES.

SECTION 100-6: THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES. THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES.

SECTION 100-7: THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES. THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES.

SECTION 100-8: THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES. THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES.

SECTION 100-9: THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES. THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES.

SECTION 100-10: THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES. THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES.

SECTION 100-11: THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES. THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES.

SECTION 100-12: THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES. THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES.

SECTION 100-13: THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES. THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES.

SECTION 100-14: THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES. THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES.

SECTION 100-15: THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES. THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES.

SECTION 100-16: THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES. THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES.

SECTION 100-17: THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES. THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES.

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SECTION 100-25: THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES. THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES.

SECTION 100-26: THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES. THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES.

SECTION 100-27: THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES. THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES.

SECTION 100-28: THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES. THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES.

SECTION 100-29: THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES. THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES.

SECTION 100-30: THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES. THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES.

SECTION 100-31: THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES. THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES.

SECTION 100-32: THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES. THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES.

SECTION 100-33: THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES. THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES.

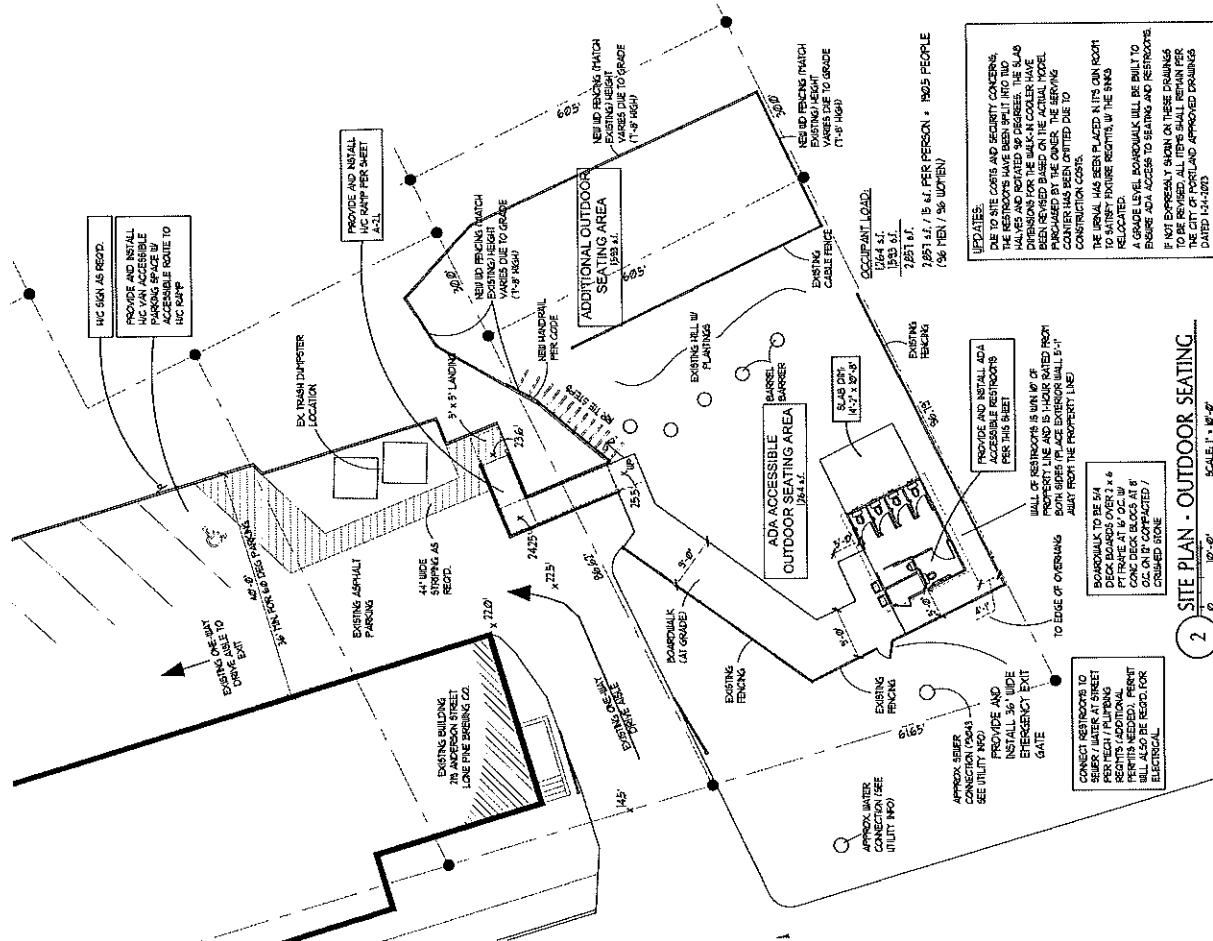
SECTION 100-34: THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES. THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES.

SECTION 100-35: THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES. THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES.

SECTION 100-36: THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES. THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES.

SECTION 100-37: THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES. THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES.

SECTION 100-38: THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES. THE SITE IS REQUIRED TO COMPLY WITH THE 2008 IBC FOR PLUMBING FIXTURES.



2 SITE PLAN - OUTDOOR SEATING. SCALE: 1" = 10'-0"

(36.2) $\text{Life Span} \approx 100$

219 Anderson St
Portland ME 04101

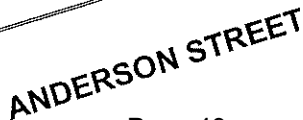
	DATE	DESCRIPTION
1	7-6-27	REVISION 1
2	8-10-27	REVISION 1
3	9-30-27	REVISION 3
4	1-1-28	REVISION 4
5	1-2-28	APPROVED PERMIT
6	3-3-24	APPROVED PERMIT
7	4-14-24	JUNE 14, 2024

Project Number	2110
Display Scale	AS NOTED

SITE PLAN

Redacted

A1.1





CITY OF PORTLAND
Permitting and Inspections Department

Application for an Entertainment License

☐ Indoor Entertainment \$500.00	☐ Outdoor Entertainment \$700.00	☒ Combined Entertainment \$800.00
☒ Sound Mitigation Fee \$150.00		

Business Information	
Establishment Name (d/b/a):	Lone Pine
Location Address:	219 Anderson St. Unit #4 Portland, ME
Owner Name:	Simon Thorpe
Owner Email:	simon.thorpe@lordhobo.com
Contact Person responsible for Entertainment:	Simon Thorpe
Contact Person Email:	simon.thorpe@lordhobo.com
Manager of Establishment:	Thomas Madden
Manager Email:	info@lonepinebrewing.com

About Your Establishment

Describe in detail the type and nature of the business and proposed entertainment:

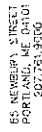
Craft brewery that produces a variety of high-quality beers, including IPAs, ales, stouts, Hard Kombuchas and lagers. We also serve wine and liquor.

Proposed entertainment is combined indoor and outdoor entertainment that is limited to 16 hours a week.

Applicant, by signature below, agrees to abide by all laws, orders, ordinances, rules and regulations governing the above license and further agrees that any misstatement of material fact may result in refusal of license or revocation, if one has been granted. Applicant agrees that all taxes and accounts pertaining to the premises will be paid prior to issuance of the license.

Signature  Title CEO Date 03/07/2025

For more information, refer to the City Code of Ordinance: Chapter 4 Amusements, at www.portlandmaine.gov



Lone Pine
Brewing Co.

Beer Garden
Project

219 Anderson St.
Portland, ME 04101

#	DATE	DESCRIPTION
1	3-1-72	REVISED
2	3-16-72	REVISION 1
3	3-17-72	REVISION 2
4	3-22-72	REVISION 3
5	3-24-72	REVISION 4
6	3-27-72	APPROVED FOR CONSTRUCTION
7	3-28-72	APPROVED FOR CONSTRUCTION
8	3-28-72	APPROVED FOR CONSTRUCTION

Project Name: 2180
Drawing Scale: AS NOTED
Date: 3-28-72

SITE PLAN

NO. 100

A1.0

[illegible]

1. THE SITE IS REQUIRED TO HAVE ADA ACCESS.
2. THE SITE IS REQUIRED TO COMPLY WITH THE 2015 UPC FOR PLUMBING FIXTURES.

NOTE: THE EXISTING BREWING AREA AND TASTING AREAS IN THE BUILDING HAVE BEEN APPROVED FOR QUITE SOME TIME AND AN IRM MAN. THIS PROJECT IS CONSIDERED WITH THE ADJACENT OUTDOOR SEATING AREA ONLY.

402. ACCESS
FOR THIS SECTION IS AVAILABLE TO THE PUBLIC BY THE SIDEWALKS AND STAIRS. THE CODE IS LOCATED ON THE EAST SIDE OF THE BUILDING. THE STAIRS ARE LOCATED ON THE EAST SIDE OF THE BUILDING. THE STAIRS ARE LOCATED ON THE EAST SIDE OF THE BUILDING.

SECTION 106.17 - AN ACCESSIBLE ROUTE SHALL BE PROVIDED FROM THE ENTRANCE TO THE BUILDING TO THE ENTRANCE TO THE BUILDING.
SECTION 106.18 - ENTRANCE SHALL BE ACCESSIBLE AND ON AN ACCESSIBLE ROUTE.
SECTION 106.19 - A TOILET FACILITIES SHALL BE PROVIDED.
SECTION 106.20 - AT LEAST 5% OF THE SEATING SPACES SHALL BE ACCESSIBLE.
SECTION 106.21 - AT LEAST 5% OF THE SEATING SPACES SHALL BE ACCESSIBLE.
SECTION 106.22 - AT LEAST 5% OF THE SEATING SPACES SHALL BE ACCESSIBLE.

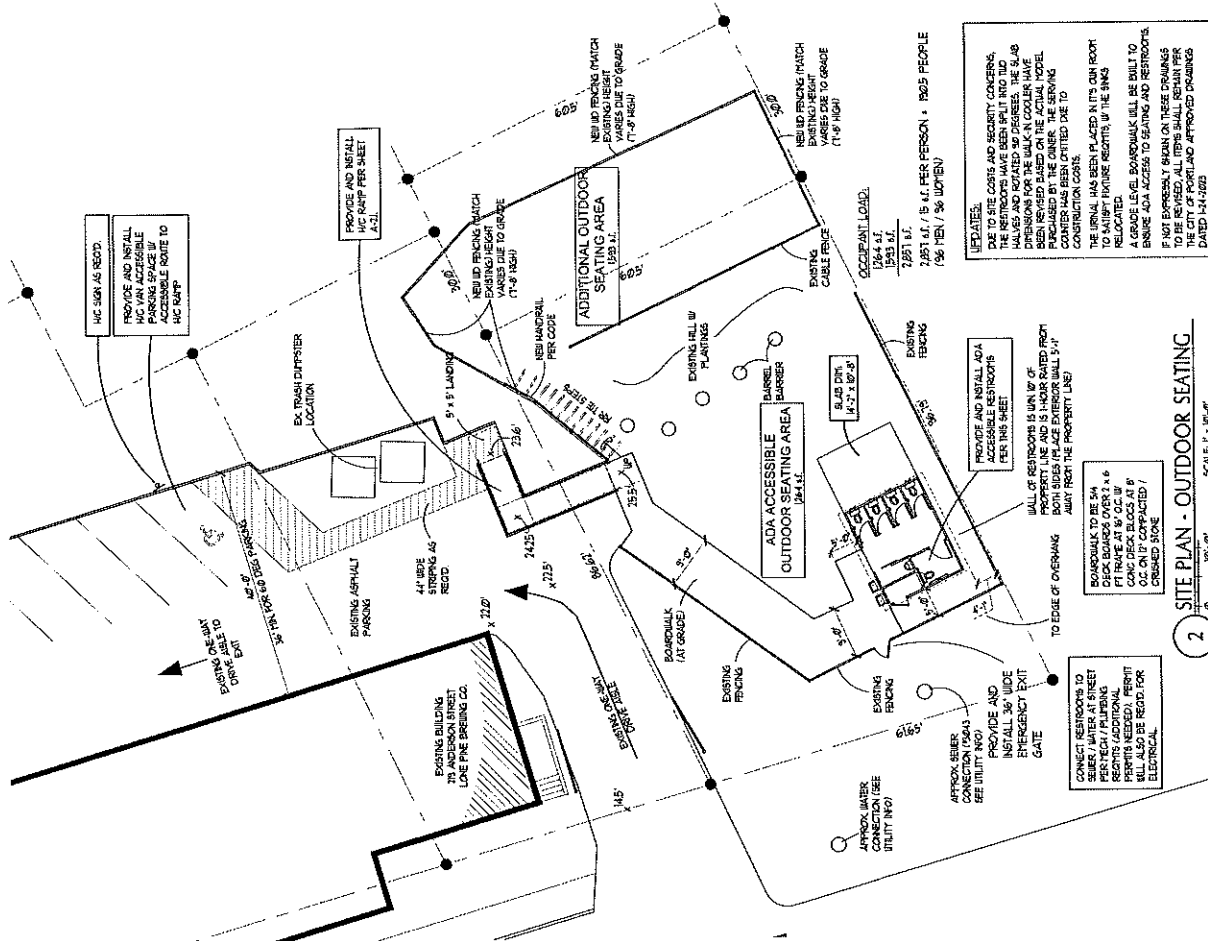
DUE TO THE STEEP GRADING BEHIND THE STREET FRONTAGE TO THE SITE ENTRANCE AN ACCESSIBLE ROUTE FROM THE STREET TO THE SITE ENTRANCE IS NOT POSSIBLE. THEREFORE, IT IS PROPOSED THAT AN ADA-VAN ACCESSIBLE PARKING SPACE BE LOCATED ON THE SITE WITH AN ACCESSIBLE ROUTE TO THE OUTDOOR SEATING AREA. THIS ACCESSIBLE ROUTE WILL CONSIST OF A STRIPPED ASPHALT PAVING THROUGH THE EXISTING PARKING AREA TO AN ADA RAMP. THIS RAMP WILL PROVIDE THE RESIDUES OF THE ACCESSIBLE WALK TO THE ASSEMBLY SPACE. THIS ASSEMBLY SPACE SHALL CONTAIN SEATING AND STANDING AREAS FOR RECREATION AND ALSO TOILET FACILITIES.

NOTE: PER PRIOR DISCUSSIONS WITH THE ZONING DEPARTMENT, PARKING IS NOT REQUIRED. THEREFORE, THE NEW ADA PARKING SPACE WILL NOT BE EXCESSING ANY REQUIRED PARKING AND WILL BE INSTALLED TO FACILITATE ADA ACCESS TO THE BEER GARDEN AREA.

TOILET FACILITIES
 PER THE OCCUPANT LOAD OF THE PEOPLE, TOILET FACILITIES SHALL BE PROVIDED PER 200 WPH
 1M3 OF 1/16" PER PERSON, 1502 PEOPLE FOR MEN AND 36 WOMEN
 FOR 96 MEN, TWO TOILETS / URINAL / SINK
 FOR 36 WOMEN, THREE TOILETS / SINK

THE REQUIRED FIXTURES SHALL BE PROVIDED AND WILL ALL BE UNisex TOILET ROOMS.

PER ADA SECTION 202, ONE TOILET, ONE URINAL, AND ONE SINK SHALL BE ADA ACCESSIBLE.





CONTINUATION

Lone Pine
Brewing Co.

Beer Garden
Project

219 Anderson St.
Portland, ME 04101

DATE	DESCRIPTION
1	10-28-23
2	10-28-23
3	10-28-23
4	10-28-23
5	10-28-23
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100	10-28-23

Drawn by
JAC

Checked by
ACH

Date
JUNE 14, 2024

Project Name
219

Project Number
AS NOTED

Project Title
SITE PLAN

Scale
AS NOTED

Sheet
A 1.1

Code Review - NFPA 101 (Life Safety) 2009

Chapter 12 - New Assembly Occupancy

Section 12.2.3.4.2(2) - The main entrance/exit shall accommodate one-half of the total occupant load.

192 people x 2" per person = 38.4" width min (108" provided)

Section 12.2.3.7.2 - Other exits shall be located as far apart as practical.

Section 12.2.4.4 - The finished outdoor area shall have at least two means of egress (see Life Safety Plan).

Note: This section references Section 7.5.1.3 which requires the separation of exits in an unsprinkled space to be a minimum of 1/2 of the diagonal of the space. Due to the space being outdoors, it is assumed that the fire danger is less than in a building. Therefore, the two exits shall be located at a distance of 1/3 of the diagonal of the space (also see Section 12.2.3.7.2).

Section 12.2.5.7 - See Life Safety Plan for aisle accessway widths.

Section 12.2.5.8 - See Life Safety Plan for aisle widths.

Section 12.2.6.2(2) - No maximum travel distance to exit.

Code Review - IBC 2015

Chapter 10 - Means of Egress

Section 1004.5 - The occupant load has been determined by Table 1004.1.2.

Table 1006.3.1 - Two means of egress are required (occupant load of 192 people).

Section 1007.1.1 - The two exits shall be located per this section.

Note: Since this is exterior, and no provisions for exterior exits are detailed in this section, it is assumed this instance is similar to having a sprinkler system inside a building and the exits have been placed at over 1/3 of the overall diagonal of the space. Note: This coincides with the NFPA code.

Section 1008.2 - Means of egress lighting shall be provided.

Section 1009.1 - The ADA ramp at the main entrance shall serve as the accessible means of egress.

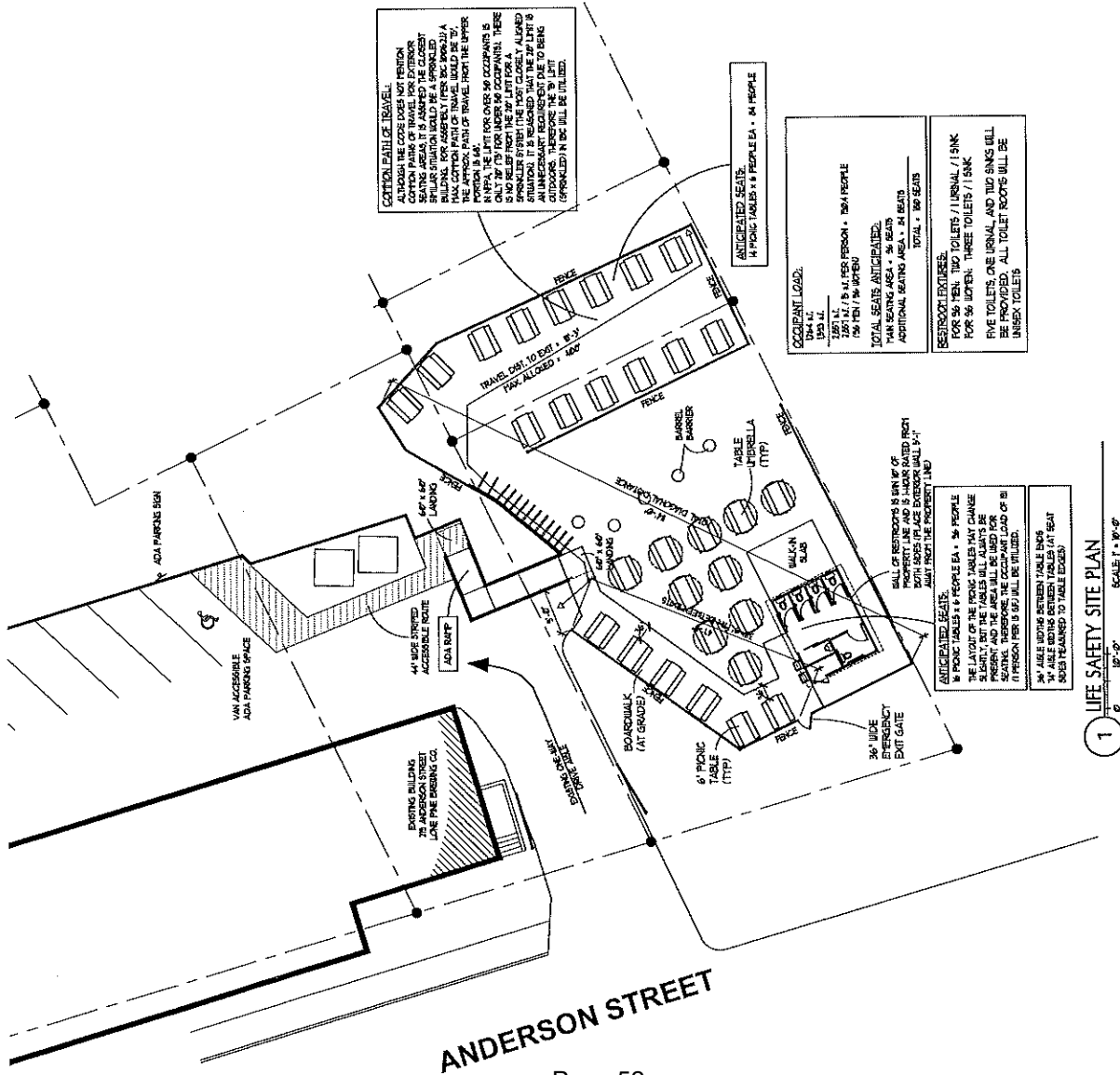
Section 1010.1.1 - The emergency exit gate shall be 32" minimum clear opening width (96 people x 0.2" = 19.2", use 32" min).

Section 1010.1.2 - Emergency exit gate shall swing in the direction of egress travel.

Section 1012 - The exterior ramp shall comply with this section, see sheet A-2.1.

Section 1029.7(2) - Maximum travel distance not to exceed 400'.

Figure 1029.12.1 - Aisle accessway and aisle widths to be per this figure (see Life Safety Plan).



1 LIFE SAFETY SITE PLAN

SCALE: 1" = 10'-0"



CONTRACTOR

Lone Pine
Brewing Co.

Beer Garden
Project

219 Anderson St.
Portland, ME 04101

DATE: 10/20/14

BY: [Signature]

NO. 10027

NO. 10027

NO. 10027

NO. 10027

NO. 10027

NO. 10027

NO. 10027

NO. 10027

NO. 10027

NO. 10027

NO. 10027

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NO. 10027

NO. 10027

NO. 10027

NO. 10027

2 RESTROOM ELEVATIONS
SCALE: 1/8" = 1'-0"

2

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

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1'-0"

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1'-0"

1'-0"

1'-0"

1'-0"



I was contacted by Thomas Madden of Lone Pine to visit their Tap Room on Anderson St in Portland to make a plan for having a successful outdoor entertainment Venue for their patrons, while minimizing impact on the surrounding community. After visiting the outdoor patio, I see this being possible with little to no issues.

The fact that the entire outdoor seating area is enclosed by a solid fence is a great start. This will be a big help with containing the sound dispersion to only the desired area. The plan is to have the stage/entertainment in the upper back corner of their space. This would allow the entertainment to set up their equipment in such a way that all sound is being thrown back at the Lone Pine Tap room building, minimizing direct sound noise pollution to the surrounding area. This is also facing away from any surrounding residential buildings. All direct sound should be reflected and/or absorbed by the perimeter fence, building, and trees on the patio.

The sound system will ultimately depend on the event and the use case of such an event. To my understanding, Lone Pine plans on putting an all weather outdoor House Public Address system in place for small events and/or Banquets. This could be used for entertainers for small events, making announcements to the patrons, or Background music. The system will consist of all Weather Speaker cabinets placed strategically throughout the space. All speakers will be pointed down toward the Tap Room and/or Anderson street, again to minimize the impact on the surrounding community. There will also be a Digital mixer with the capability to make fine tuned adjustments using Equalization, Limiting, and feedback suppression. The mixer will be able to mix microphones, instruments, background music etc. In the case of larger events at close to or full capacity, additional speakers may be added to ensure proper sound dispersion. For a bigger crowd, having more speakers at a quieter volume is always a better option than turning up the existing speakers louder. In addition to the possibility of adding more speakers for larger events, a qualified sound technician would be in attendance to ensure proper sound levels for the event, and also minimizing the sound levels at the property line. Expected sound level readings during an event would be approx. 80DBA inside of the venue at the middle of the patio seating area. This will ensure a safe enjoyable experience for all, and with the surrounding fence, speaker placement and sound absorption from surrounding objects, 60DBA at the property line is to be expected. Should an entertainer or group decide to use their own sound system in place of the house system, It will be required that they abide by these guidelines as far as speaker placement, and Volume. In such a case, a dedicated sound technician would be required to ensure these needs are met.

SIGNATURE CERTIFICATE



REFERENCE NUMBER

28E5EA34-320E-4CC8-89A3-DE10F402E7DD

TRANSACTION DETAILS

Reference Number

28E5EA34-320E-4CC8-89A3-DE10F402E7DD

Transaction Type

Signature Request

Sent At

03/07/2025 13:09 -08:00

Executed At

03/07/2025 15:28 -08:00

Identity Method

email

Distribution Method

email

Signed Checksum

4d783c665586e50b70df5c0bba1e902e62339cd90d00d9b8d83c67dc40a1dfd9

Signer Sequencing

Disabled

Document Passcode

Disabled

DOCUMENT DETAILS

Document Name

Liquor License Application - Full Packet 1-4 P2419108x9F873

Filename

Liquor_License_Application_-_Full_Packet_1-4_P2419108x9F873_.pdf

Pages

26 pages

Content Type

application/pdf

File Size

8.75 MB

Original Checksum

fe005a5c780f73de4b89e76328e7a141b59804cfd738b57706ee85119f13d9c

SIGNERS

SIGNER	E-SIGNATURE	EVENTS
Name	Status	Viewed At
Simon Thorpe	signed	03/07/2025 15:27 -08:00
Email	Multi-factor Digital Fingerprint Checksum	Identity Authenticated At
simon.thorpe@lordhobo.com	507011a249c699d2a7322fa9bbf60244a9de95d14ac884b6163d128c70e2816a	03/07/2025 15:28 -08:00
Components	IP Address	Signed At
8	146.75.253.69	03/07/2025 15:28 -08:00
	Device	
	Mobile Safari via iOS	
	Drawn Signature	
		
	Signature Reference ID	
	BB67DE30	
	Signature Biometric Count	
	2	

AUDITS

TIMESTAMP	AUDIT
03/07/2025 21:09 +00:00	Leigh Kiker (lkiker@perkinsthompson.com) created document 'Liquor_License_Application_-_Full_Packet_1-4_P2419108x9F873_.pdf' on Firefox via Windows from 54.144.112.110.
03/07/2025 21:09 +00:00	Simon Thorpe (simon.thorpe@lordhobo.com) was emailed a link to sign.
03/07/2025 23:27 +00:00	Simon Thorpe (simon.thorpe@lordhobo.com) viewed the document on Mobile Safari via iOS from 146.75.253.69.
03/07/2025 23:28 +00:00	Simon Thorpe (simon.thorpe@lordhobo.com) authenticated via email on Mobile Safari via iOS from 146.75.253.69.
03/07/2025 23:28 +00:00	Simon Thorpe (simon.thorpe@lordhobo.com) signed the document on Mobile Safari via iOS from 146.75.253.69.



CITY OF PORTLAND
Permitting and Inspections Department

**Outdoor Dining Permit on Private Property
Supplemental Application**

License accompanies a City of Portland Food Service Establishment or Food Service Establishment with Liquor License

☐ Outdoor Dining on Private Property \$125.00 ☐ Legal Advertisement Deposit \$100.00

Business Information	
Business Name (d/b/a):	Lone Pine
Location Address:	219 Anderson St. Unit #4 Portland, ME
Mailing Address:	5 Draper St, Woburn, MA
Contact Person:	Thomas Madden
Contact Person Email:	info@lonepinebrewery.com
Manager of Establishment:	Thomas Madden
Owner of Premises (Landlord):	
Address of Premises Owner:	5 Amerescoggin Rd. Falmouth, ME

Owner Information

Corporate Name		Corporate Mailing Address	
Lord Hobo Brewing Company, LLC		5 Draper St, Woburn, MA	
Contact Person:	Simon Thorpe	Phone:	781-281-0809
Principal Officers			
Simon Thorpe	CEO	9/26/1961	307 Meadow Wood Terrace, Ithaca, NY 14850



CITY OF PORTLAND
Permitting and Inspections Department

Class of License:	Small Maine Brewery - Less than 930,000 Gallons
Type of food served:	N/A
Please circle all that will be served:	☒ Beer ☐ Wine ☐ Liquor
Hours & days of operation:	Sun-Th: 12:00 PM - 8:00 PM; Fri-Sat: 12:00 PM - 9:00PM
Number of Tables	
Number of Chairs	

Design and Construction

- If you are building a structure or adding impervious surface for the outdoor dining area please contact the Permitting and Inspections Department for permitting requirements at permitting@portlandmaine.gov or 874-8703.

Maintenance and Operations

- Outdoor dining components must be within the permitted area and allow safe passage of pedestrian traffic. Failure to comply may result in a revocation of the permit.
- No food shall be prepared in the designated outdoor dining area.
- Outdoor dining areas must meet ADA regulations and accessible seating is required.

I/We fully understand that the City of Portland, its agents, officers and employees accept no responsibility and will not be liable for any injury, harm or damage to my/our person or property arising out of the establishment's occupancy of the sidewalk or park space. To the fullest extent permitted by law, I/We do hereby agree to assume all risk of injury, harm or damage to my/our person or property (including but not limited to all risk of injury, harm or damage to my/our property cause by the negligence of the City of Portland, its agents, officers or employees) arising out of the establishment's occupancy of the sidewalk or park space. I/We hereby agree, to the fullest extent permitted by law, to defend, indemnify and hold harmless the City of Portland, its agents, officers and employees, from and against all claims, damages, losses and expenses, just or unjust, including, but not limited to costs of defense and attorney's fees, arising out of the establishment's occupancy of the sidewalk or park space, provided that any such claims, damage, loss or expense (1) is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property including the loss of use there from, and (2) is caused in whole or in part by any negligent act or omission of the establishment, anyone directly or indirectly employed by it, or anyone for whose act it may be liable.

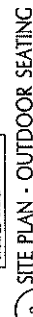
Signature  Title CEO Date 03/07/2025

For Administrative Use Only

Amount: _____	Request Date / Approval	Notes: _____
Date Paid: _____	FD: _____ / _____	_____
CC _____ CA _____ CK _____	Health: _____ / _____	_____
	PD: _____ / _____	_____
Amount: _____	PR: _____ / _____	_____
Date Paid: _____	Treasury: _____ / _____	_____
CC _____ CA _____ CK _____	Zoning: _____ / _____	_____



0.117





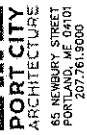
CONTRACT NO.

Lone Pine
Brewing Co.

Beer Garden
Project

219 Anderson St.
Portland, ME 04101

#	DATE	DESCRIPTION
1	7-1-77	REVIEW
2	9-30-78	REVISION 1
3	9-30-78	REVISION 2
4	8-3-77	REVISION 3
5	1-24-73	REVISION 4
6	3-8-74	ATTACHED PRINT
7	8-14-84	ATTACHED PRINT
JUNE 14, 2024		
Project Number		2110
Drawing Scale		AS NOTED



CONCLUSIONS

Lone Pine
Brewing Co.

Beer Carden Project

219 Anderson St
Portland ME 04107

#	DATE	DESCRIPTION
1	1-1-32	REVISED
2	10-18-32	REVISION 1
3	10-18-32	REVISION 2
4	1-1-32	REVISION 3
5	1-1-32	REVISION 4
6	3-8-34	ADDED THE ELEMENT
7	4-14-34	ADDED THE ELEMENT
DATE ISSUED: JUNE 14, 1974		
Project Number	2110	
Drawing Scale	AS NOTED	

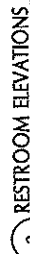
RESTROOMS

A2.0

MC	MC
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2011-11-17



SCALE 12 - 1.0

Page 61

THE COMPANY IS A
FEDERATION OF
AND WILLING TO
SECTION 2) PORT CITY ARCHITECTURE PA



PORT CITY
ARCHITECTURE
65 NEWBURY STREET
PORTLAND, ME 04101
207.776.1900



ARCHITECT

Lone Pine
Brewing Co.

Beer Garden
Project

219 Anderson St.
Portland, ME 04101

DATE

DESCRIPTION

1 10-24-22

2 10-24-22

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7 10-24-22

8 10-24-22

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27 10-24-22

28 10-24-22

RESTROOMS

Drawn by

NC

Checked by

ACH

Scale

AS NOTED

Project Name

219

Project Number

219

Project Date

2024

Project Location

219

Project Description

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Project Notes

219

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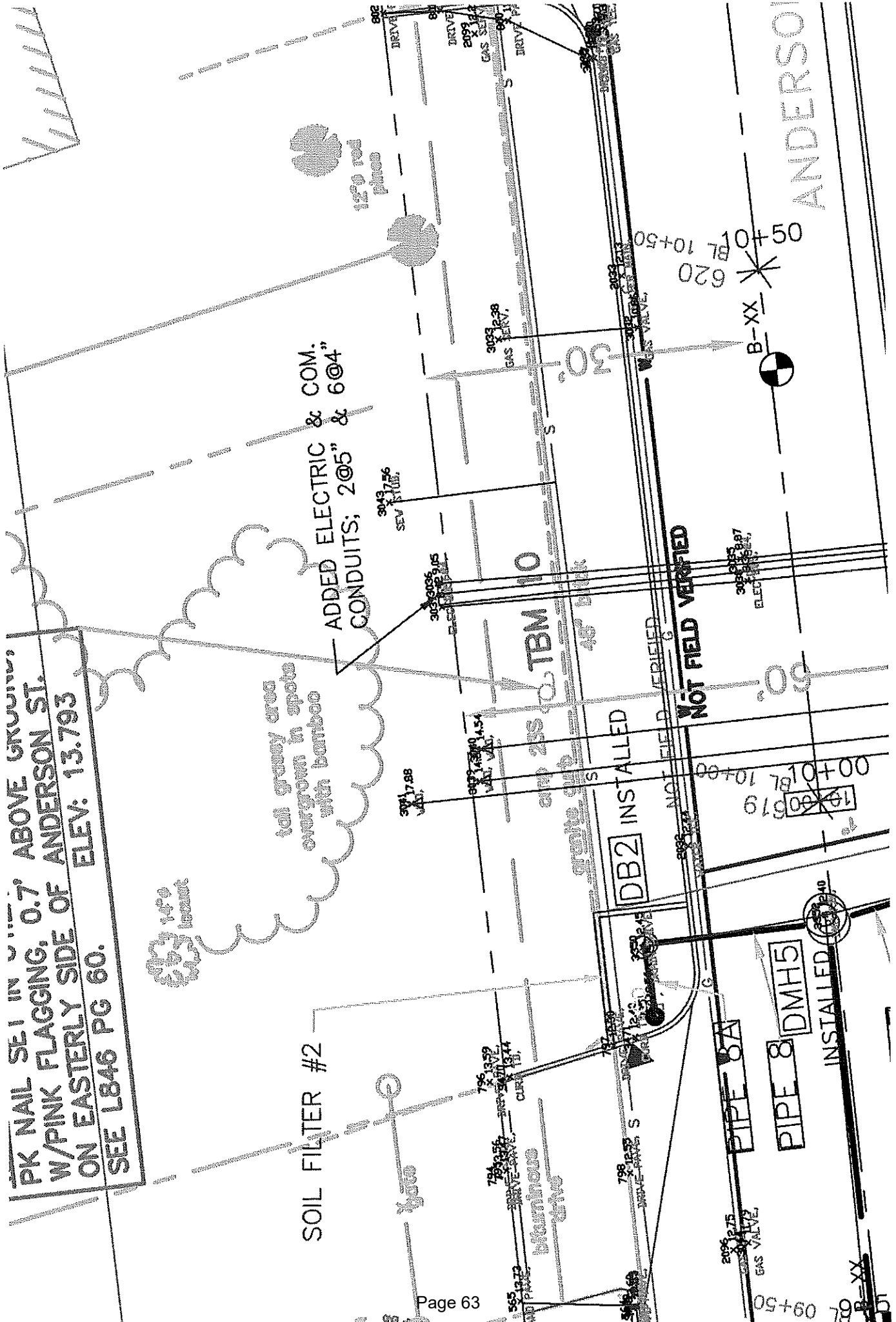
AS NOTED

PK NAIL SET IN CURB 0.7' ABOVE GROUND
W/PINK FLAGGING. 0.7' ABOVE GROUND
ON EASTERLY SIDE OF ANDERSON ST.
ELEV: 13.793
SEE L846 PG 60.

SOIL FILTER #2

tall grassy area
overgrown in spots
with bamboo

ADDED ELECTRIC & COM.
CONDUITS; 2@5" & 6@4"





Zachary Lenhart <zlenhart@portlandmaine.gov>

Lone Pine_219 Anderson_BWD

Zachary Finley <zackf@portlandmaine.gov>

Tue, Mar 25, 2025 at 5:02 PM

To: Tom Williams <tw@portlandmaine.gov>

Cc: Zachary Lenhart <zlenhart@portlandmaine.gov>, Ron Kelton <rkelton@portlandmaine.gov>, Fire Prevention <fireprevention@portlandmaine.gov>, Laurie Carlson <lac@portlandmaine.gov>, Katlyn Sawyer <ksawyer@portlandmaine.gov>, Zoning <zoning@portlandmaine.gov>, Eric Cobb <ecobb@portlandmaine.gov>, "Lynch, Kim" <Kim.Lynch@maine.gov>, Benjamin Pearson <bnp@portlandmaine.gov>, Jason Grant <jgrant@portlandmaine.gov>, Treasury Division <treasury@portlandmaine.gov>, Business Licensing <bl@portlandmaine.gov>, Christina Stacey <cstacey@portlandmaine.gov>, Christopher Mitchell <chrism@portlandmaine.gov>, Kevin Schneck <kschneck@portlandmaine.gov>

PD approves.

[Quoted text hidden]

--

Lieutenant Zack Finley
Uniformed Patrol Operations
Portland Police Department



Zachary Lenhart <zlenhart@portlandmaine.gov>

Lone Pine_219 Anderson_BWD

Zoning <zoning@portlandmaine.gov>

Mon, Mar 24, 2025 at 4:29 PM

To: Zoning <zoning@portlandmaine.gov>

Cc: Katlyn Sawyer <ksawyer@portlandmaine.gov>, Zoning <zoning@portlandmaine.gov>, Business Licensing <bl@portlandmaine.gov>, Zachary Lenhart <zlenhart@portlandmaine.gov>

Hello,

The current legal use of 219 Anderson St #4 is *Brewery with accessory tasting room/retail*. No change of use required.

Zoning approves.

Thank you,
Will Valentine
Zoning Specialist

[Quoted text hidden]

City of Portland

Sound Mitigation Review

Date: 3/28/2025

Business Lone Pine

Applicant Simon Thorpe

DESCRIPTION		yes	no
Sound system appropriate for the size venue			Yes
Performance space located in an appropriate location			Yes
Performance space facing in an appropriate direction to control sound			Yes
Surrounding surfaces appropriate to control sound			Yes
Additional sound absorbing features			existing fence
additional notes			
Approved			Yes
DIRECT ALL INQUIRIES TO:			
Kevin Schneck			
(207) 756-8433			
kschneck@portlandmaine.gov			

Legal Advertisement

Notice of Public Hearing City of Portland

A Public Hearing will be held on April 14, 2025 at 5:00 P.M., in City Council Chambers, 389 Congress St. for approval of Lord Hobo Brewing Company, LLC, dba Lone Pine Brewing. Application for B/W/D with Outdoor Dining on Private Property and Combined Entertainment at 219 Anderson Street - Sponsored by Danielle P. West, City Manager

City of Portland | Permitting and Inspections
Zachary Lenhert, Licensing and Housing Safety Manager



April 7, 2025

Lord Hobo Brewing Company, LLC
5 Draper Street
Woburn, MA 01801

Re: Lord Hobo Brewing Company, LLC, dba Lone Pine Brewing. Application for B/W/D with Outdoor Dining on Private Property and Combined Entertainment at 219 Anderson Street

Dear Lord Hobo Brewing Company, LLC:

This letter shall serve as a reminder of the public hearing before the Portland City Council on Monday April 14, 2025 at 5:00 p.m., for the review of application for B/W/D with Outdoor Dining on Private Property and Combined Entertainment at 219 Anderson Street. The meeting will take place in person at Portland City Hall, in City Council Chambers on the 2nd Floor of 389 Congress Street.

You or a representative of the business must be present at this meeting in the event that the city council has questions regarding the license application. If there is no representation and questions arise, the item may be postponed.

Please contact our office directly with questions at (207) 874-8557 or at bl@portlandmaine.gov.

Sincerely,

Zachary J. Lenhert
Licensing and Housing Safety Manager

MEMORANDUM
City Council Agenda Item

FROM:

DATE: April 1, 2025

SUBJECT: Order 157-24/25 Granting Municipal Officers' Approval of Zero LLC, dba Zero Bar & Grill. Application for Class 1A (41+ rooms Innholder) with Outdoor Dining on Private Property and Combined Entertainment at 155 Riverside Street - Sponsored by Danielle P. West, City Manager

SPONSOR: The Mayor, City Manager, City Clerk, Corporation Counsel, the Planning Board, or up to three (3) members of the Council shall sponsor any orders or other items. If sponsored by a Council Committee, please include the date the committee met and the results of the vote.

(If sponsored by a Council committee, include the date the committee met and the results of the vote.)

COUNCIL MEETING DATE ACTION IS REQUESTED:

1st Reading

**Final
Action**

Can action be taken at a later date: No If action cannot be taken at a later date, please explain why. Do NOT write yes or no; that will be automatically generated by the checkbox.

Does this item involve a new contract with the City: N/A

PRESENTATION: Please list the presenter(s), type, and length of presentation

I. SUMMARY

II. AGENDA DESCRIPTION

Application was filed on 3/17/25. Establishment was previously Seasons Bar & Grill.

Five affirmative votes are required for passage of items on the consent calendar after public comment.

III. BACKGROUND

Background information that will not appear in the Agenda Description

IV. INTENDED RESULT AND/OR COUNCIL GOAL ADDRESSED

V. FINANCIAL IMPACT

Please indicate whether or not there is a financial impact. Please note that per Council Rule 12, this form must have "a separate fiscal impact statement memo attached if the impact of the item is \$50,000 or more in a given fiscal year. This memo shall include details and information describing the fiscal impact including, but not limited to, projected costs, revenues or savings over a three (3) year period and/or any potential impacts on the City tax levy."

VI. STAFF ANALYSIS AND BACKGROUND

Staff Analysis that will not appear in the Agenda Description.

VII. RECOMMENDATION

VIII. LIST ATTACHMENTS

1. 2025.04.14_Luncheonette_Council Order
2. Luncheonette_Council Packet

Prepared by:

Date: 04/01/2025

MARK DION (MAYOR)
PIOUS ALI (A/L)
APRIL D. FOURNIER (A/L)
BENJAMIN GRANT (A/L)

CITY OF PORTLAND
IN THE CITY COUNCIL

SARAH MICHNIEWICZ (1)
WESLEY PELLETIER (2)
REGINA L. PHILLIPS (3)
ANNA BULLETT (4)
KATE SYKES (5)

ORDER
GRANTING MUNICIPAL OFFICERS’
APPROVAL OF:

Pudge LLC, dba Luncheonette. Application for Class III & IV with Outdoor Dining on Private Property at 147 Cumberland Avenue

February 17, 2025

To: The Mayor of the City of Portland and Members of the City Council

City Hall

389 Congress St Portland, ME 04101

Dear Council,

Our small restaurant called Luncheonette is slated to open by June 1, 2025 at 147 Cumberland Ave on the East End in Portland. We intend to supply alcohol products in the form of beer and wine for dine-in purposes pending all necessary approvals.

We are seeking a Class III and IV On-Premise license for the sale of Malt Liquor and Wine only.

Luncheonette is a daytime cafe open 5 days per week from approximately 8am - 2pm. The indoor and outdoor dining floor space is approximately 400 sq ft. We will have 8-12 indoor seats and 16-20 outdoor seats for an approximate total of 24-32 seats. We are a food-focused concept with beverages as a secondary offering. Our food menu includes salads, sandwiches, and bakery items such as bread and pastries.

At Luncheonette, we are committed to the responsible serving of alcoholic beverages and following all laws, rules, and regulations mandated by the State of Maine and Cumberland County for serving alcoholic beverages.

Sincerely,

A handwritten signature in black ink, appearing to be 'Angela Lee', with a stylized, flowing script.

Angela Lee

Pudge LLC (dba: Luncheonette)

Business Address: 147 Cumberland Ave Portland, ME 04101

Mailing Address: 515 Cumberland Ave #1 Portland, ME 04101

Telephone: (973) 943-8633

Email: angela@luncheonettemaine.com



CITY OF PORTLAND, MAINE
Permitting and Inspections Department
Business Licensing and Housing Safety

Application for Food Service Establishment with Alcoholic Beverages License

Maine B.E.L.L.S. Application Information

File or Tracking Number from BELLS application:

46753

Date of Submission of BELLS application:

2/18/25

Business Information

Legal Business Entity Applicant Name (corporation, LLC):

Pudge LLC

Business Name (D/B/A):

Luncheonette

Individual or Sole Proprietor Applicant Name(s):

Physical Location:

147 Cumberland Ave Portland, ME 04101

If applicable, what was formerly at this location:

Union Bagel Co

Business Email Address:

angela@luncheonettemaine.com

Mailing Address:

515 Cumberland Ave Apt 1 Portland, ME 04101

Contact Person:

Angela Lee

Contact Person Phone:

973-943-8633

Contact Person Email:

angela@luncheonettemaine.com

Manager of Establishment:

Angela Lee

Date of Birth:

04/25/89

Manager Phone:

973-9438633

Owner of Premises (Landlord):

Joe Luciano

Address of Premises Owner (Landlord):

84 Guinea Rd Kennebunkport, ME 04046

Sole Proprietor/Partnership Information (If Corporation, leave blank)

Name of Owner(s):

Date of Birth:

Residence Address:

Name of Owner(s):

Date of Birth:

Residence Address:

Corporate/LLC/Non-Profit Organization Applicants (If Sole Proprietor or Partnership, leave blank)

Corporate Name:

Pudge LLC

Corporate Mailing Address:

515 Cumberland Ave Apt 1 Portland, ME 04101

Contact Person:

Angela Lee

Contact Phone:

973-943-8633

Principal Officers

Title

Date of Birth

Residence Address

Angela Lee

Owner

04/25/89

515 Cumberland Ave Apt 1 Portland, ME 04101

Alex LeBlanc

Owner

10/19/89

515 Cumberland Ave Apt 1 Portland, ME 04101



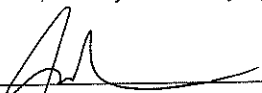
CITY OF PORTLAND, MAINE
Permitting and Inspections Department
Business Licensing and Housing Safety

Class of Liquor License (see fee schedule): Class III & IV (Malt & Vinous License)			☒
Type of food served:	Salads, Sandwiches, Bakery		
Please select all that will be served:	☒ Beer ☒ Wine ☐ Liquor		
Projected percentage of sales:	Generated from Food: 80 Generated from Alcohol: 20		
Hours & days of operation:	Thurs-Mon 8AM - 2PM		
QUESTIONS	YES	NO	
Will full-course meals, only capable of consumption with the use of tableware, be served the entire time the establishment is open?	☐	☒	
If No, please explain: Pastries/bakery items are available. There will also be takeaway orders.			
Is the establishment less than 300 feet from a school, dormitory, church or parish house, or similar establishment?	☐	☒	
If yes, give the distance:			
Will you have entertainment on the premises? (If yes, a Supplemental Application for Entertainment is required.)	☐	☒	
Will you permit dancing after 1:00 a.m.?	☐	☒	
Will you have outside dining? (If yes, an Outdoor Dining Application is required)	☒	☐	
If yes, will the outside dining be on:	☐ PUBLIC property	or	☒ PRIVATE property
Will you have any amusement devices (pinball, video games, juke box)?	☐	☒	
If yes, please list: # of amusements: and # of pool tables:			
What is your targeted opening date? : 06/01/2025			
Does the Issuance of this license directly or indirectly benefit any City employee(s)?	☐	☒	
If Yes, list name(s) of employee(s) and department(s):			
Have any of the applicants, including the corporation (if applicable), ever held a business license with the City of Portland?	☐	☒	
If Yes, please list business name(s) and location(s):			
Is any principal officer under the age of 21?	☐	☒	
Have applicant, partners, associates, or corporate officers ever been arrested, indicted, or convicted for any violation of law?	☐	☒	
If Yes, please explain:			

I, Angela Lee do hereby swear and affirm that every employee in my establishment that serves alcohol to the public has attended server training, or will attend server training within 90 days of their hire. I also understand that at any time the City license administrator can, upon request, require me to produce Server Training certificates for each employee that serves alcohol to the public in my establishment. Failure to meet the training requirement imposed by section 15-41 may result in the denial of a liquor license pursuant to 28-A M.R.S.A. § 653 (2) (G).

Applicant, by signature below, agrees to abide by all laws, orders, ordinances, rules and regulations governing the above licensee and further agrees that any misstatement of material fact may result in refusal of license or revocation if one has been granted. Applicant agrees that all taxes and accounts pertaining to the premises will be paid prior to issuance of the license.

It is understood that this and any application(s) shall become public record and the applicant(s) hereby waive(s) any rights to privacy with respect thereto. I/We, hereby authorize the release of any criminal history record information to the City Clerk's Office or licensing authority. I/We, hereby waive any rights to privacy with respect thereto.

Signature  Title Owner, Pudge LLC Date 2/17/25



CITY OF PORTLAND
Permitting and Inspections Department

**Outdoor Dining Permit on Private Property
Supplemental Application**

License accompanies a City of Portland Food Service Establishment or Food Service Establishment with Liquor License

☐ Outdoor Dining on Private Property \$125.00 ☐ Legal Advertisement Deposit \$100.00

Business Information	
Business Name (d/b/a):	Luncheonette Phone: 973-943-8633
Location Address:	147 Cumberland Ave Portland, ME Zip: 04101
Mailing Address:	515 Cumberland Ave #1 Portland, ME Zip: 04101
Contact Person:	Angela Lee Phone: 973-943-8633
Contact Person Email:	angela@luncheonettemaine.com
Manager of Establishment:	Angela Lee Date of Birth: 04/25/1989 Phone: 973-943-8633
Owner of Premises (Landlord):	Joe Luciano
Address of Premises Owner:	84 Guinea Rd. Kennebunkport, ME Zip: 04046

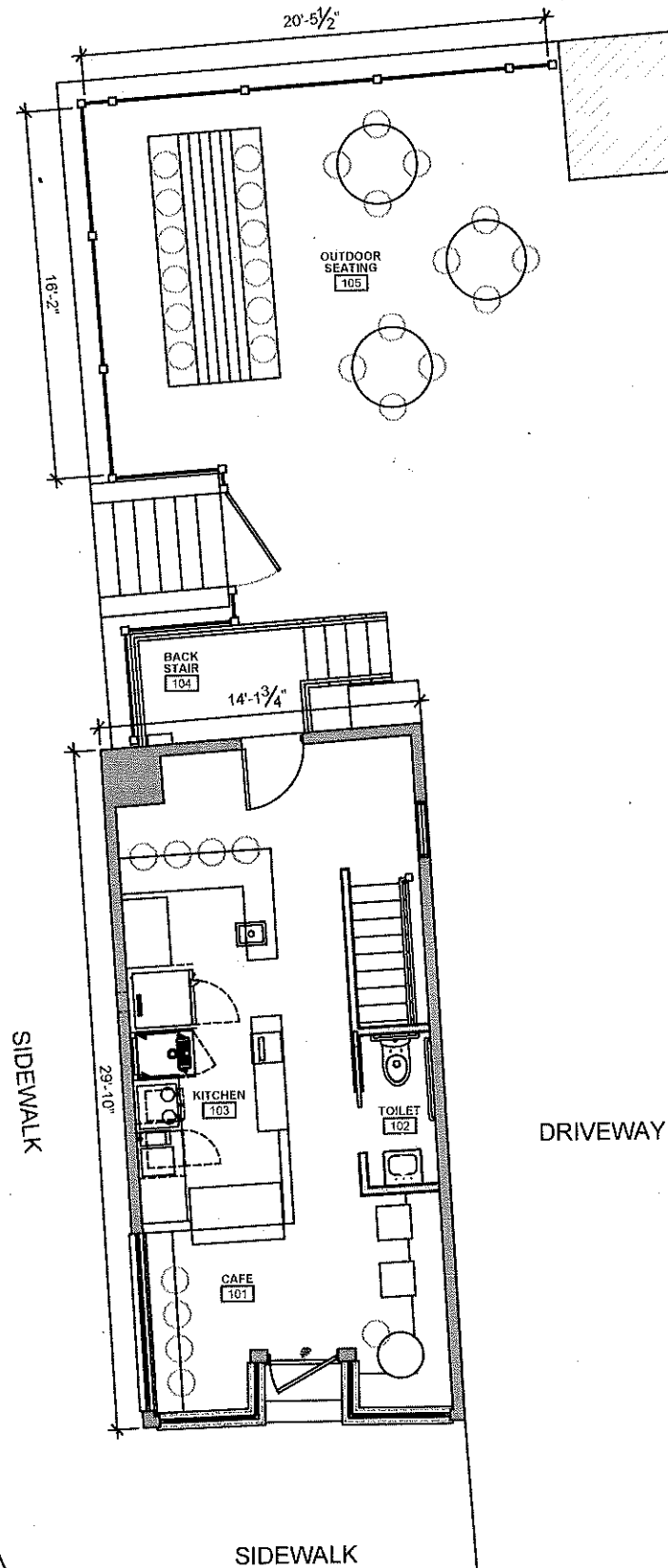
Owner Information

Corporate Name		Corporate Mailing Address	
Pudge LLC		515 Cumberland Ave #1 Portland, ME Zip: 04101	
Contact Person:	Angela Lee	Phone:	973-943-8633
Principal Officers	Title	Date of Birth	Residence Address
Angela Lee	Owner	04/25/89	515 Cumberland Ave #1 Portland, ME 04101
Alex LeBlanc	Owner	10/19/89	" "

LESLIE BENSON DESIGNS

LESLIE BENSON DESIGNS, LLC
131 SPRING STREET
PORTLAND, ME 04101

lesliebdesigns@gmail.com
217.553.0672



DRAWING TITLE:

FIRST FLOOR PLAN

PROJECT NAME:

LUNCHEONETTE

INTERIOR FIT UP
147 CUMBERLAND AVE
PORTLAND, ME 04101

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DATE OF ISSUE
02/14/25

DESCRIPTION

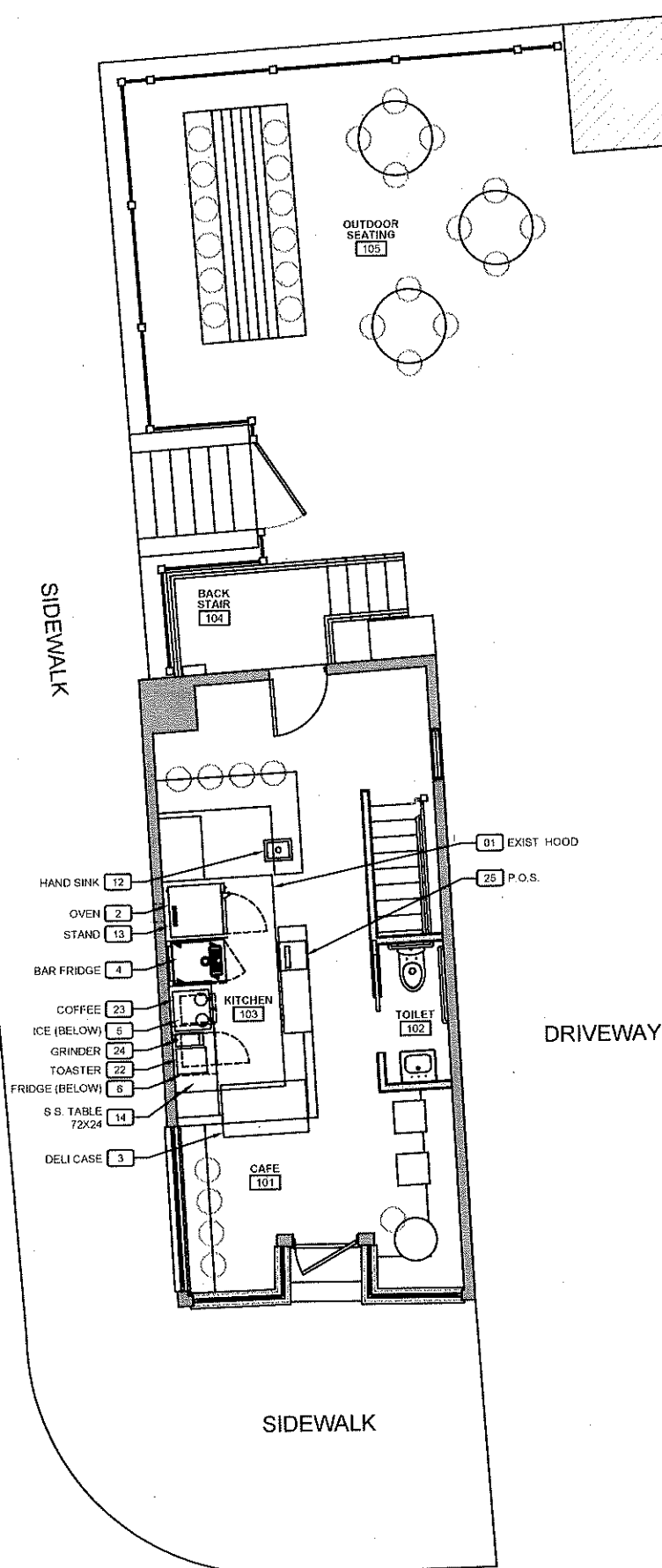
SCALE
1/8" = 1'-0"

PROJECT NUMBER
2024-0004

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DRAWING TITLE:

FIRST FLOOR PLAN

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LUNCHEONETTE

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DESCRIPTION

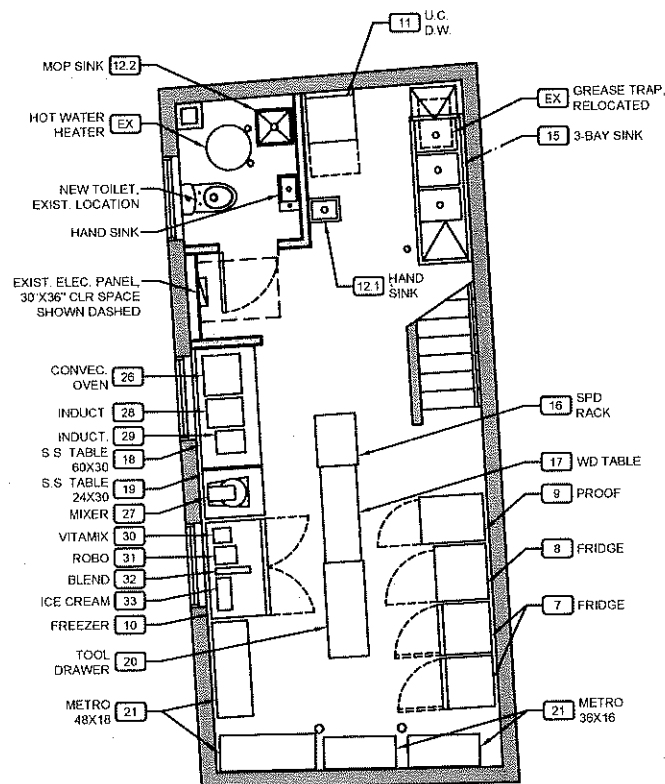
SCALE
1/8" = 1'-0"

PROJECT NUMBER
2024-0004

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LESLIE BENSON DESIGNS, LLC
131 SPRING STREET
PORTLAND, ME 04101

lesliebdesigns@gmail.com
217.553.0672



DRAWING TITLE:

BASEMENT PLAN

PROJECT NAME:

LUNCHEONETTE

INTERIOR FIT UP
147 CUMBERLAND AVE
PORTLAND, ME 04101

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DATE OF ISSUE
02/14/25

DESCRIPTION

SCALE
1/8" = 1'-0"

PROJECT NUMBER
2024-0004

LESLIE BENSON DESIGNS

LESLIE BENSON DESIGNS, LLC
131 SPRING STREET
PORTLAND, ME 04101

lesliebdesigns@gmail.com
217.553.0672

DRAWING TITLE:

EQUIPMENT SCHEDULE

PROJECT NAME:

LUNCHEONETTE

INTERIOR FIT UP
147 CUMBERLAND AVE
PORTLAND, ME 04101

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IN PART OR WHOLE

DATE OF ISSUE
02/14/25

DESCRIPTION

SCALE
N.T.S.

PROJECT NUMBER
2024-0004

Key Item	Floor	Qty	Brand	Model #	H	W	D	Water	Volts	Hertz	Amps	Watts	Ph	Notes
1 hood (ETR)	1	1	VIF	VIF	VIF	10'-0.5"	5'-2.5"		240		10			5'-6.25" clear above finish floor Clearances: 3" Back, 3" R side, 2" L side door opens 22.5/6"
2 convection oven	1	1	Mofat	G32D5	35 7/8"	28 7/8"	31 7/8"		120	60	1		1	
3 display fridge case / salad bar	1	1	True Mfg	MFG #TSD482	50 1/4"	48 1/2"	29 1/4"		115	60	7.6		1	
4 bar fridge 4 tap	1	1	True Mfg	TDD-1-HC	39 3/4"	23 1/2"	31 1/4"		115	60	1.4		1	
5 ice machine	1	1	Vevor	LB200T	36"	24.4"	25.6"	Y	110		4		1	5'-6" clear at sides and back
6 small milk fridge under coffee station	1	1	Magio Chef	MCPMCR350S2	32.5"	18.5"	19.4"		120				1	
7 freestanding fridge	-1	2	Amana USA	MBF 6532 GR	76 1/2" w casters	25 5/8"	26"		115	60	2.1		1	
8 smaller house fridge for bread	-1	1	VIF	VIF	57.75"	27.75"	26"		120	60	13			
9 bread proofers	-1	1	cozoc	HPC7011-C9F9	66.9"	23.3"	32"		120					
10 worktop freezer	-1	1	Amana USA	MGF6406GR	34-1/2"	48-1/5"	30"		115	60	2.6			door opens 15.75"
11 dishwasher	-1	1	Jackson VWS	DISHSTAR HTE-SEER	33 5/16"	24 1/4"	26 7/8"	Y	230	60	26.8			
12 hand wash sink	1	1	VIF	VIF	15"	15"	VIF	Y	n/a	n/a	n/a		n/a	
12.1 hand wash sink	-1	1	existing	existing	VIF	12"	15 1/2"	Y	n/a	n/a	n/a		n/a	
12.2 mop sink	-1	1	Krowne	MS-1818	18"	13"	13"		n/a	n/a	n/a		n/a	
13 UNDER oven stand speed rack	1	1	Mofat	MCF SK32	34 5/8"	28 7/8"	25 5/8"		n/a	n/a	n/a		n/a	
14 table for coffee machine	1	1	TBD	TBD	36"	48"	21-24"		n/a	n/a	n/a		n/a	shown as 72x24 width shown includes 14" opt L side drainboard
15 3bay dish sink	-1	1	existing	existing	VIF	7-4.5"	2'-3"	Y	n/a	n/a	n/a		n/a	
16 speed rack	-1	1	existing	existing	68 1/2"	20 1/4"	26"		n/a	n/a	n/a		n/a	
17 Wood table 1	-1	1	existing	existing	35"	48"	18"		n/a	n/a	n/a		n/a	
18 Stainless steel table	-1	1	TBD	TBD	36"	48-60"	24-36"		n/a	n/a	n/a		n/a	shown as 60x30
19 Stainless steel table	-1	1	TBD	TBD	36"	24-36"	24-36"		n/a	n/a	n/a		n/a	shown as 24x30
20 tool drawer	-1	1	TBD	TC	36"	36-48"	18-20"		n/a	n/a	n/a		n/a	
21 metro rack for storage	-1	3-4	existing	existing	existing	existing	existing		n/a	n/a	n/a		n/a	
22 toaster	1	1	TBD	TBD										
23 drip machine	1	1	Bunn	IBC Twin TF	34"	22.6"	23.3"	Y	240	60	25	6000		
24 coffee grinder	1	1	Bunn	G1	22.8"	7.3"	15.9"		120	60	9			
25 POS	1	1	Toast						120		4			
26 Tabletop electric convection oven	-1	1	Winco	ECO 250	15"	19 8/75"	18 7/5"		120	60	12	1440		
27 Mixer	-1	1	Hobart	A200	30 3/8"	14 3/4"	20 3/8"		115	60	8.2		1	
28 induction burner, high scale	-1	2	Winco	EICS-18	5 1/8"	14 3/16"	18 1/8"		120	60	15	1800		
29 induction burner, low scale	-1	1	Eurodib	C-1823	2.1"	11.4"	14.5"		120	60	15	1800		
30 vitamix	-1	1	Vitamix	S200 Standard	20.5"	7.25"	8.75"		120	60	11.5			
31 robocoupe	-1	1	Robol Coupe	R2B	19 7/16"	8 11/16"	11"		120	60	7	550		
32 immersion blender	-1	1	Vitamix		17.5"	3"	3"		120	60		625		
33 ice cream machine	-1	1	Breville	BCJ600XL	10.7"	16.2"	7.2"		120			165		
34 water meter?	-1	TBD	TBD	TBD										

SAMPLE MENU

LUNCHEONETTE

Drinks

- Drip Coffee ... \$3
- Iced Coffee ... \$3
- Hot Tea .. \$3
- Iced Tea ... \$3
- Flavored soda ... \$4
- Beer ... Ask your server
- Wine on Tap ... \$10

Breakfast 7am - 11am

- Simple Toast** with blueberry jam & thyme on pullman (V) or brioche ... \$4
- Granola (GF)** with toffee and bananas over greek yogurt or oat milk (V) ... \$10
- Braised beans** with salsa verde and soft egg served warm ... \$12

Bakery

- Brioche loaf** ... \$12 / loaf
- Pullman loaf (V)** ... \$9 / loaf
- Cinnamon roll** ... \$5
- Mustard Green and Hazelnut roll** ... \$5
- Rhubarb pie** ... \$5
- Coffee cake (V)** ... \$5

Salads

1 for \$8 | 2 for \$14 | 3 for \$18

- White Beans** with parmesan and lemon vinaigrette
- Mushrooms** with wilted chicories and sesame dressing
- Shredded beetroot** with yogurt, dill and pistachio
- Celery and fennel** with mozzarella and sherry vinaigrette
- Braised leeks** with hard boiled eggs and mustard vinaigrette

Add ons ... +\$6
tuna from a tin | smoked salmon | salami | roasted chicken

Sandwiches

- \$10 | with salad \$16
- Eggplant Sando** golden fried eggplant, baba ganoush and cabbage slaw on milk bread or sourdough
- Ham & Cheese** with great butter and cornichon on sourdough



Zachary Lenhart <zlenhart@portlandmaine.gov>

Luncheonette_147 Cumberland_Class 3-4

Zachary Finley <zackf@portlandmaine.gov>

Tue, Mar 25, 2025 at 5:25 PM

To: Zoning <zoning@portlandmaine.gov>

Cc: Zachary Lenhart <zlenhart@portlandmaine.gov>, Ron Kelton <rkelton@portlandmaine.gov>, Fire Prevention <fireprevention@portlandmaine.gov>, Laurie Carlson <lac@portlandmaine.gov>, Katlyn Sawyer <ksawyer@portlandmaine.gov>, Eric Cobb <ecobb@portlandmaine.gov>, "Lynch, Kim" <kim.lynch@maine.gov>, Benjamin Pearson <bnp@portlandmaine.gov>, Tom Williams <tw@portlandmaine.gov>, Jason Grant <jgrant@portlandmaine.gov>, Treasury Division <treasury@portlandmaine.gov>, Business Licensing <bl@portlandmaine.gov>, cstacey <cstacey@portlandmaine.gov>

PD approves.

[Quoted text hidden]

--

Lieutenant Zack Finley
Uniformed Patrol Operations
Portland Police Department



Zachary Lenhart <zlenhart@portlandmaine.gov>

Luncheonette_147 Cumberland_Class 3-4

Zoning <zoning@portlandmaine.gov>

Fri, Mar 14, 2025 at 2:47 PM

To: Zoning <zoning@portlandmaine.gov>

Cc: Zachary Lenhart <zlenhart@portlandmaine.gov>, Zachary Finley <zackf@portlandmaine.gov>, Ron Kelton <rkelton@portlandmaine.gov>, Fire Prevention <fireprevention@portlandmaine.gov>, Laurie Carlson <lac@portlandmaine.gov>, Katlyn Sawyer <ksawyer@portlandmaine.gov>, Eric Cobb <ecobb@portlandmaine.gov>, "Lynch, Kim" <kim.lynch@maine.gov>, Benjamin Pearson <bnp@portlandmaine.gov>, Tom Williams <tw@portlandmaine.gov>, Jason Grant <jgrant@portlandmaine.gov>, Treasury Division <treasury@portlandmaine.gov>, Business Licensing <bl@portlandmaine.gov>, cstacey <cstacey@portlandmaine.gov>

Good Afternoon,

The legal use for 145 Cumberland AVE (left structure on property) is restaurant per issued permit BLDC2025-04372. Zoning approves.

Thank you,

Mac

--

Mac Coldwell

City of Portland
Zoning Specialist
Permitting & Inspections Department
389 Congress ST, Room #315
Email: mcoldwell@portlandmaine.gov
he/him
[Quoted text hidden]

Legal Advertisement

Notice of Public Hearing City of Portland

A Public Hearing will be held on April 14, 2025 at 5:00 P.M., in City Council Chambers, 389 Congress St. for approval of Pudge LLC, dba Luncheonette. Application for Class III & IV with Outdoor Dining on Private Property at 147 Cumberland Avenue - Sponsored by Danielle P. West, City Manager

City of Portland | Permitting and Inspections
Zachary Lenhart, Licensing and Housing Safety Manager



April 7, 2025

Pudge LLC
515 Cumberland Ave, apt 1
Portland, Maine 04101

Re: Pudge LLC, dba Luncheonette. Application for Class III & IV with Outdoor Dining on Private Property at 147 Cumberland Avenue

Dear Pudge LLC:

This letter shall serve as a reminder of the public hearing before the Portland City Council on Monday April 14, 2025 at 5:00 p.m., for the review of application for Class III & IV with Outdoor Dining on Private Property at 147 Cumberland Avenue. The meeting will take place in person at Portland City Hall, in City Council Chambers on the 2nd Floor of 389 Congress Street.

You or a representative of the business must be present at this meeting in the event that the city council has questions regarding the license application. If there is no representation and questions arise, the item may be postponed.

Please contact our office directly with questions at (207) 874-8557 or at bl@portlandmaine.gov.

Sincerely,

Zachary J. Lenhart
Licensing and Housing Safety Manager



Application Copy

File Number: 46753

Job Type: New Application

LICENSE TYPE

On-Premises: Beer & Wine

APPLICATION DATE RECEIVED

2025-02-18

SECONDARY LICENSE(S)

None selected

LICENSEE LEGAL NAME

Pudge LLC

LICENSEE TYPE

Limited Liability Company

DOING BUSINESS AS

Luncheonette

CORPORATE NUMBER

202505733DC

INCORPORATION DATE

2024-09-23

CORRESPONDENCE ADDRESS

515 Cumberland Ave Apt 1 Portland ME 04101

MAILING ADDRESS

PHYSICAL ADDRESS

CONTACT NAME

Angela Lee

PREFERRED CONTACT METHOD

Email

CONTACT PHONE

(973) 943-8633

ALTERNATE PHONE

FAX

EMAIL

angela@luncheonettemaine.com

CORPORATE STRUCTURE

None selected

ADDITIONAL INFORMATION

MANAGED BY AGENT

No

PREMISES TYPE

Restaurant (not Class A)

PREMISES NAME

Luncheonette

OPERATOR

Angela Lee

PHYSICAL ADDRESS

147 Cumberland Ave Portland ME 04101

MAILING ADDRESS

515 Cumberland Ave Apt 1 Portland ME 04101

CONTACT NAME

Angela Lee

PREFERRED CONTACT METHOD

Email

CONTACT PHONE

(973) 943-8633

ALTERNATE PHONE

FAX

EMAIL

angela@luncheonettemaine.com

QUESTIONS

On-Premises: Beer & Wine

1. Is your business and "Doing Business As" (DBA) name registered and in good standing with the Maine Secretary of State? If not, please address this with the Secretary of State before proceeding with this application.

Answer "No" if you are a Sole Proprietor.

Yes

202505733DC

2. What is your expected start date?
06/01/2025
3. Has/have applicant(s) formerly held a Maine liquor license?
No
4. Do licensee or applicant(s) have any interest in any other Maine Liquor License?
No
5. Are all licensees/applicants residents of the State of Maine?
Yes
6. Are all licensees/applicants citizens of the United States?
Yes
7. Is your license for a club with a membership?
No
8. Is your license application for Vessel Corporation?
No
9. Do you have a valid and current health license issued by Maine Department of Health and Human Services OR the Department of Agriculture?"
No

- 10 Do you allow dancing or entertainment on the licensed premises?
If so, You need to have a a license from the Maine State Fire Marshal.
See <https://www.maine.gov/dps/fmo/plans-review/applications> for
more information.
No
- 11 Will any law enforcement officer directly benefit financially from this
license, if issued?
No
- 12 Is the licensee or applicant for a license receiving, directly or indirectly,
any money, credit, thing of value, endorsement of commercial paper,
guarantee of credit or financial assistance of any sort from any person
or entity within or without the State, if the person or entity is engaged,
directly or indirectly, in the manufacture, distribution, wholesale sale,
storage or transportation of liquor.
No
- 13 Is the licensee/applicant(s) directly or indirectly giving aid or assistance
in the form of money, property, credit, or financial assistance of any
sort, to any person or business entity holding a liquor license granted
by the State of Maine?
No
- 14 Do you have a manager employed?
Yes
Angela Lee, 04/25/1989
Alex LeBlanc, 10/19/1989
- 15 Has any of the listed applicants or an employed manager been denied
a liquor license within the last 5 years?
No
- 16 Is any of the listed applicants the spouse, father, mother, child or other
immediate family member of a person whose liquor license has been
revoked or denied in the last 6 months?
No

17 Has any licensee/applicant or employed manager ever been convicted of any violation of the liquor laws in Maine or any State of the United States within the last 5 years?

No

18 Has the licensee/applicant(s) or manager ever been convicted of any violation of any law, other than minor traffic violations, in Maine or any State of the United States?

No

19 Does the licensee/applicant(s) own the premises?

No

(document uploaded)

20 At which address are your business records located?

147 Cumberland Ave Portland, ME 04101

21 What will be your business hours? Please indicate each day's open and close times.

Thurs-Mon 8AM - 2PM

22 Please provide the name and distance from the premises to the nearest school, school dormitory and place of place of worship, measured from the main entrance of the premises to the main entrance of the school, school dormitory and place of worship by the ordinary course of travel.

Place of Worship: St. Paul's Anglican Church, 600 ft.

School: Portland High School, 0.4 mi.

School Dormitory: Maine College of Art, 0.8 mi.

23 Is your application for a Hotel or Bed & Breakfast?

No

24 Do you have a food menu?

Yes

(document uploaded)

DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
------	-----------	-------------

Other	Lease 24-09-25 147 Cumberland Ave_Signature Page.jpg	Lease Agreement Supplement - Signature page only
Lease/Rental Agreement	Lease 24-09-25 147 Cumberland Ave.pdf	
Corporate Supplemental Form	102 Supplemental Ownership Form and Affidavit-2.pdf	
Premises Floor Plan	101 Floor Plan.pdf	
Other	Premises Floor Plan_Basement Level_Refrigeration Bathroom Work Stations.png	Floor Plan supplement showing basement level prep area
Other	Premises Floor Plan_Corresponding Schedule.png	Floor Plan supplement schedule corresponding to key
Food Menu	Sample Menu_Luncheonette.png	

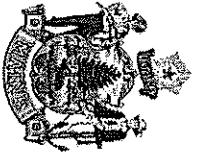
APPLICANT

Angela Lee

DECLARATION

- ☒ I certify that I am the applicant as described in this application, or that I am duly authorized to submit this application on the applicant's behalf.

All information provided in this application is accurate and correct. I understand that false statements made on this application are punishable by law. Knowingly supplying false information on this application is a Class D Offense under Maine's Criminal Code, punishable by confinement of up to one year, or by monetary fine of up to \$2,000 or by both.



STATE OF MAINE
DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES
BUREAU OF ALCOHOLIC BEVERAGES AND LOTTERY OPERATIONS
DIVISION OF LIQUOR LICENSING AND ENFORCEMENT

Supplemental Ownership Form

28-A M.R.S. §651

All Questions Must Be Answered Completely.

1. Company or sole proprietor legal name: Pudge LLC	2. Date of incorporation/registration: 09/23/2024	3. State of incorporation: Maine
--	--	-------------------------------------

List the following information for officers, directors, owners equal to or over 10%, and persons with indirect financial interest in the applicant.

Name	Date of Birth	Phone or E-mail	Address	Title	Ownership Stake (%)
Angela Lee	04/25/1989	973-943-8633	515 Cumberland Ave Apt 1 Portland, ME 04101	Owner	50%
Alex LeBlanc	10/19/1989	917-936-7002	515 Cumberland Ave Apt 1 Portland, ME 04101	Owner	50%

MEMORANDUM
City Council Agenda Item

FROM:

DATE: April 1, 2025

SUBJECT: Order 158-24/25 Granting Municipal Officers' Approval of Pudge LLC, dba Luncheonette. Application for Class III & IV with Outdoor Dining on Private Property at 147 Cumberland Avenue - Sponsored by Danielle P. West, City Manager

SPONSOR: The Mayor, City Manager, City Clerk, Corporation Counsel, the Planning Board, or up to three (3) members of the Council shall sponsor any orders or other items. If sponsored by a Council Committee, please include the date the committee met and the results of the vote.

(If sponsored by a Council committee, include the date the committee met and the results of the vote.)

COUNCIL MEETING DATE ACTION IS REQUESTED:

1st Reading

**Final
Action**

Can action be taken at a later date: No If action cannot be taken at a later date, please explain why. Do NOT write yes or no; that will be automatically generated by the checkbox.

Does this item involve a new contract with the City: N/A

PRESENTATION: Please list the presenter(s), type, and length of presentation

I. SUMMARY

II. AGENDA DESCRIPTION

Application was filed on 2/26/25. Establishment was previously Union Bagel Company.

Five affirmative votes are required for passage of items on the consent calendar after public comment.

III. BACKGROUND

Background information that will not appear in the Agenda Description

IV. INTENDED RESULT AND/OR COUNCIL GOAL ADDRESSED

V. FINANCIAL IMPACT

Please indicate whether or not there is a financial impact. Please note that per Council Rule 12, this form must have "a separate fiscal impact statement memo attached if the impact of the item is \$50,000 or more in a given fiscal year. This memo shall include details and information describing the fiscal impact including, but not limited to, projected costs, revenues or savings over a three (3) year period and/or any potential impacts on the City tax levy."

VI. STAFF ANALYSIS AND BACKGROUND

Staff Analysis that will not appear in the Agenda Description.

VII. RECOMMENDATION

VIII. LIST ATTACHMENTS

1. 2025.04.14_Zero_Council Order
2. Zero_Council Packet

Prepared by:

Date: 04/01/2025

MARK DION (MAYOR)
PIOUS ALI (A/L)
APRIL D. FOURNIER (A/L)
BENJAMIN GRANT (A/L)

CITY OF PORTLAND
IN THE CITY COUNCIL

SARAH MICHNIEWICZ (1)
WESLEY PELLETIER (2)
REGINA L. PHILLIPS (3)
ANNA BULLETT (4)
KATE SYKES (5)

ORDER
GRANTING MUNICIPAL OFFICERS'
APPROVAL OF:

**Zero LLC, dba Zero Bar & Grill. Application for Class 1A (41+ rooms Innholder) with
Outdoor Dining on Private Property and Combined Entertainment at 155 Riverside Street**

ZERO LLC

122 Colonial Rd

Portland, ME 04102

207-415-7668

Mtrue122@aol.com

March 11, 2025

Mark Dion & Members of the Portland City Council members

Subject: Letter of intent to open ZERO BAR & GRILLE

This letter of intent expresses my interest in opening ZERO BAR & GRILLE (formally Seasons Bar & Grille -Volcano) @ the Ramada Hotel 155 Riverside St Portland, ME 04103

Proposed business:

I have leased the Bar & Restaurant from the Ramada hotel along with 2 event rooms, kitchen, storage.

I intend to operate a restaurant & bar & outdoor dining offering pub food and beer, wine, and spirits. While offering entertainment such as bands, karaoke, DJs, comedians, craft nights, and dance lessons, along with pool tables and dart boards.

I am creating a space where hotel guests and locals can enjoy good food and entertainment.

I plan to open the restaurant and bar by 5/1/25

My commitment to opening the ZERO BAR & GRILLE is to provide good food at a reasonable price. Provide entertainment to draw the hotel guests and locals to the restaurant.

There are no other bars or restaurants within my vicinity that have live bands and entertainment and ample parking.

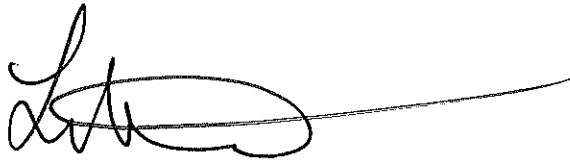
I am confident that ZERO BAR & GRILLE will be very successful based on location being right off the highway, being attached to a hotel, and a very loyal group of local regulars that are missing their local hangout for bands. I worked at this bar/restaurant for 4 years when it

was Seasons Bar & Grille. I am very familiar with the location, layout, locals, bands, vendors, and I want to add to the experience with outdoor dining, pool tables, dart boards, jukebox, and take full advantage of the event rooms by offering craft nights, dance lessons, events, comedians in my event rooms.

I look forward to creating a successful and vibrant restaurant and bar experience.

Sincerely

Olivia True

A handwritten signature in black ink, appearing to read 'Olivia True', with a long horizontal flourish extending to the right.

Owner of ZERO LLC

ZERO BAR & GRILLE

155 Riverside St

Portland, ME 04103

207-558-0202

info@ZEROBARGRILLE.com



CITY OF PORTLAND, MAINE
Permitting and Inspections Department
Business Licensing and Housing Safety

Application for Food Service Establishment with Alcoholic Beverages License

Maine B.E.L.L.S. Application Information	
File or Tracking Number from BELLS application: 53447	Date of Submission of BELLS application: 3/17/25

Business Information		
Legal Business Entity Applicant Name (corporation, LLC): ZERO LLC	Business Name (D/B/A): ZERO BAR & GRILLE	
Individual or Sole Proprietor Applicant Name(s): Olivia True	Physical Location: 155 Riverside St, Portland, ME 04103	
If applicable, what was formerly at this location: Seasons, Volcano	Business Email Address: mtrue122@aol.com	
Mailing Address: 122 Colonial Rd Portland, ME 04102	Contact Person: Olivia True	
Contact Person Phone: 207-415-7668	Contact Person Email: mtrue122@aol.com	
Manager of Establishment: Olivia True	Date of Birth: 04/24/1976	Manager Phone: 207-415-7668
Owner of Premises (Landlord): Ramada Hotel	Address of Premises Owner (Landlord): 155 Riverside St Portland, ME 04103	

Sole Proprietor/Partnership Information (If Corporation, leave blank)		
Name of Owner(s):	Date of Birth:	Residence Address:
Name of Owner(s):	Date of Birth:	Residence Address:

Corporate/LLC/Non-Profit Organization Applicants (If Sole Proprietor or Partnership, leave blank)			
Corporate Name: ZERO LLC		Corporate Mailing Address: 122 Colonial Rd Portland, ME 04102	
Contact Person: Olivia True		Contact Phone: 207-415-7668	
Principal Officers	Title	Date of Birth	Residence Address
Olivia True	Owner	04/24/1976	122 Colonial Rd Portland, ME 04102



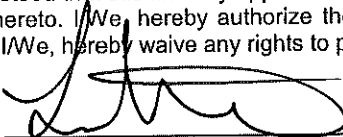
CITY OF PORTLAND, MAINE
Permitting and Inspections Department
Business Licensing and Housing Safety

Class of Liquor License (see fee schedule): Class 1A (41+ rooms Innholder) ☒		
Type of food served:	Pub Food	
Please select all that will be served:	☒ Beer ☒ Wine ☒ Liquor	
Projected percentage of sales:	Generated from Food: 40% Generated from Alcohol: 60%	
Hours & days of operation:	M-TH 4p-11p, Fri-4p-1am, Sat 12p-1am, Sun 12p-11p	
QUESTIONS	YES	NO
Will full-course meals, only capable of consumption with the use of tableware, be served the entire time the establishment is open?	☐	☒
If No, please explain: kitchen will close before bar does		
Is the establishment less than 300 feet from a school, dormitory, church or parish house, or similar establishment?	☐	☒
If yes, give the distance:		
Will you have entertainment on the premises? (If yes, a Supplemental Application for Entertainment is required.)	☒	☐
Will you permit dancing after 1:00 a.m.?	☐	☒
Will you have outside dining? (If yes, an Outdoor Dining Application is required)	☒	☐
If yes, will the outside dining be on: ☐ PUBLIC property or ☒ PRIVATE property		
Will you have any amusement devices (pinball, video games, juke box)?	☒	☐
If yes, please list: # of amusements: 4 and # of pool tables: 4		
What is your targeted opening date? :5/1/25		
Does the Issuance of this license directly or indirectly benefit any City employee(s)?	☐	☒
If Yes, list name(s) of employee(s) and department(s):		
Have any of the applicants, including the corporation (if applicable), ever held a business license with the City of Portland?	☒	☐
If Yes, please list business name(s) and location(s): Sweet Cakes 122 Colonial Rd Portland, ME 04102		
Is any principal officer under the age of 21?	☐	☒
Have applicant, partners, associates, or corporate officers ever been arrested, indicted, or convicted for any violation of law?	☐	☒
If Yes, please explain:		

I, Olivia True do hereby swear and affirm that every employee in my establishment that serves alcohol to the public has attended server training, or will attend server training within 90 days of their hire. I also understand that at any time the City license administrator can, upon request, require me to produce Server Training certificates for each employee that serves alcohol to the public in my establishment. Failure to meet the training requirement imposed by section 15-41 may result in the denial of a liquor license pursuant to 28-A M.R.S.A. § 653 (2) (G).

Applicant, by signature below, agrees to abide by all laws, orders, ordinances, rules and regulations governing the above licensee and further agrees that any misstatement of material fact may result in refusal of license or revocation if one has been granted. Applicant agrees that all taxes and accounts pertaining to the premises will be paid prior to issuance of the license.

It is understood that this and any application(s) shall become public record and the applicant(s) hereby waive(s) any rights to privacy with respect thereto. I/We hereby authorize the release of any criminal history record information to the City Clerk's Office or licensing authority. I/We hereby waive any rights to privacy with respect thereto.

Signature  Title Owner Date 3/17/25

ZERO

Bar & Grille



Appetizers

Slap Ya MaMa Fries

Hand pressed French fries with our take on Cajon seasoning \$7

Chicken Tenders

Hand battered- dipped in buttermilk and breaded with our special seasonings. \$10 make it a basket +\$3

Pizza Roll

Cross between a mozzarella stick and a pizza roll-made fresh daily Cheese \$7, Pepperoni \$9, Vegetarian \$9

Fried Pickles

Hand battered pickles \$8

Onion Rings

Hand Battered onion rings served with siracha ranch \$8

Salad Bar

Build your own salad \$15

Add fried chicken \$5

Add Grilled chicken \$5

Lettuce, tomato, green peppers, onions, cucumbers, shredded carrots, bacon, corn, black olives, green olives, shredded cheese, croutons, cottage cheese, pickles, hard boiled egg, tortilla strips, broccoli

Smash Burger

Single Patty Smash Burger

**Cheese, lettuce, tomato,
pickles \$10**

Double Patty +\$3

Add Bacon +\$2

Breakfast Smash Burger

Single Patty, Cheese, Egg, Bacon

\$12

Double Patty +\$3

ZERO

Bar & Grille



Pizza 10"

Cheese \$10
Pepperoni \$13
Vegetarian \$13

Chicken, Bacon Ranch Pizza 10" \$16

BBQ Pulled Pork Pizza 10" \$18

Gluten Free Add \$5

Entree

Vegetable Stir Fry served with white rice \$20
Add Chicken +\$5

Pork Chop Dinner served with Vegetable & Baked Potato \$22

Pulled Pork Sandwich served with Slap Ya MaMa Fries \$18

Grilled Cheese Sandwich served with Slap Ya MaMa Fries \$10

Add Bacon \$3 Add Pulled Pork \$5



CITY OF PORTLAND
Permitting and Inspections Department

**Outdoor Dining Permit on Private Property
Supplemental Application**

License accompanies a City of Portland Food Service Establishment or Food Service Establishment with Liquor License

☐ Outdoor Dining on Private Property \$125.00 ☐ Legal Advertisement Deposit \$100.00

Business Information			
Business Name (d/b/a):	ZERO BAR & GRILLE	Phone:	207-415-7668
Location Address:	155 Riverside St Portland, ME		Zip: 04103
Mailing Address:	122 Colonial Rd Portland		Zip: 04102
Contact Person:	Olivia True	Phone:	207-415-7668
Contact Person Email:	mtrue122@aol.com		
Manager of Establishment:	Olivia True	Date of Birth: 4/24/1976	Phone: 207-415-7668
Owner of Premises (Landlord):	Ramada Hotel		
Address of Premises Owner:	155 Riverside St Portland, ME		Zip: 04103

Owner Information

Corporate Name		Corporate Mailing Address	
		Zip:	
Contact Person:		Phone:	
Principal Officers			
	Title	Date of Birth	Residence Address
Olivia True	Owner	4/24/1976	122 Colonial Rd Portland, ME 04102



CITY OF PORTLAND
Permitting and Inspections Department

Class of License:	1-A
Type of food served:	Pub food
Please circle all that will be served:	☒ Beer ☒ Wine ☒ Liquor
Hours & days of operation:	M-TH 4p-11p, Fri-4p-1am, Sat 12p-1am, Sun 12p-11p
Number of Tables	4
Number of Chairs	24

Design and Construction

- If you are building a structure or adding impervious surface for the outdoor dining area please contact the Permitting and Inspections Department for permitting requirements at permitting@portlandmaine.gov or 874-8703.

Maintenance and Operations

- Outdoor dining components must be within the permitted area and allow safe passage of pedestrian traffic. Failure to comply may result in a revocation of the permit.
- No food shall be prepared in the designated outdoor dining area.
- Outdoor dining areas must meet ADA regulations and accessible seating is required.

I/We fully understand that the City of Portland, its agents, officers and employees accept no responsibility and will not be liable for any injury, harm or damage to my/our person or property arising out of the establishment's occupancy of the sidewalk or park space. To the fullest extent permitted by law, I/We do hereby agree to assume all risk of injury, harm or damage to my/our person or property (including but not limited to all risk of injury, harm or damage to my/our property cause by the negligence of the City of Portland, its agents, officers or employees) arising out of the establishment's occupancy of the sidewalk or park space. I/We hereby agree, to the fullest extent permitted by law, to defend, indemnify and hold harmless the City of Portland, its agents, officers and employees, from and against all claims, damages, losses and expenses, just or unjust, including, but not limited to costs of defense and attorney's fees, arising out of the establishment's occupancy of the sidewalk or park space, provided that any such claims, damage, loss or expense (1) is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property including the loss of use there from, and (2) is caused in whole or in part by any negligent act or omission of the establishment, anyone directly or indirectly employed by it, or anyone for whose act it may be liable.

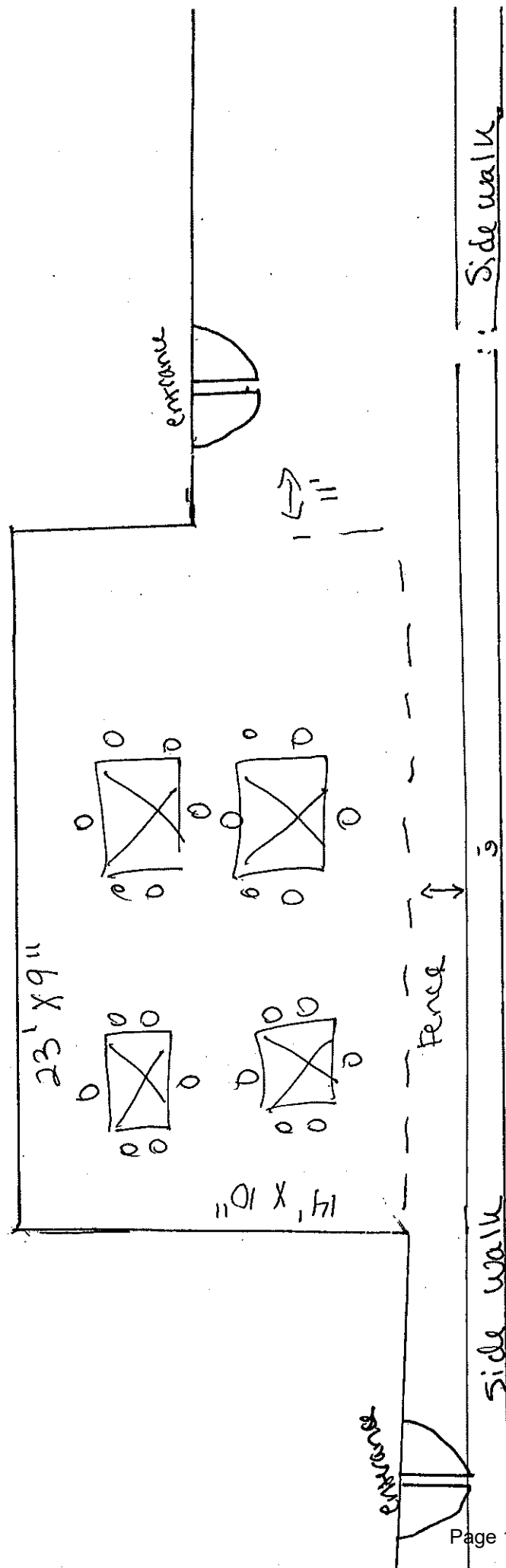
Signature _____

Title Owner _____

Date 3/17/15

For Administrative Use Only

Amount: _____	Request Date / Approval	Notes: _____
Date Paid: _____	FD: _____	_____
CC _____ CK _____	Health: _____	_____
	PD: _____	_____
Amount: _____	PR: _____	_____
Date Paid: _____	Treasury: _____	_____
CC _____ CK _____	Zoning: _____	_____



Private Road

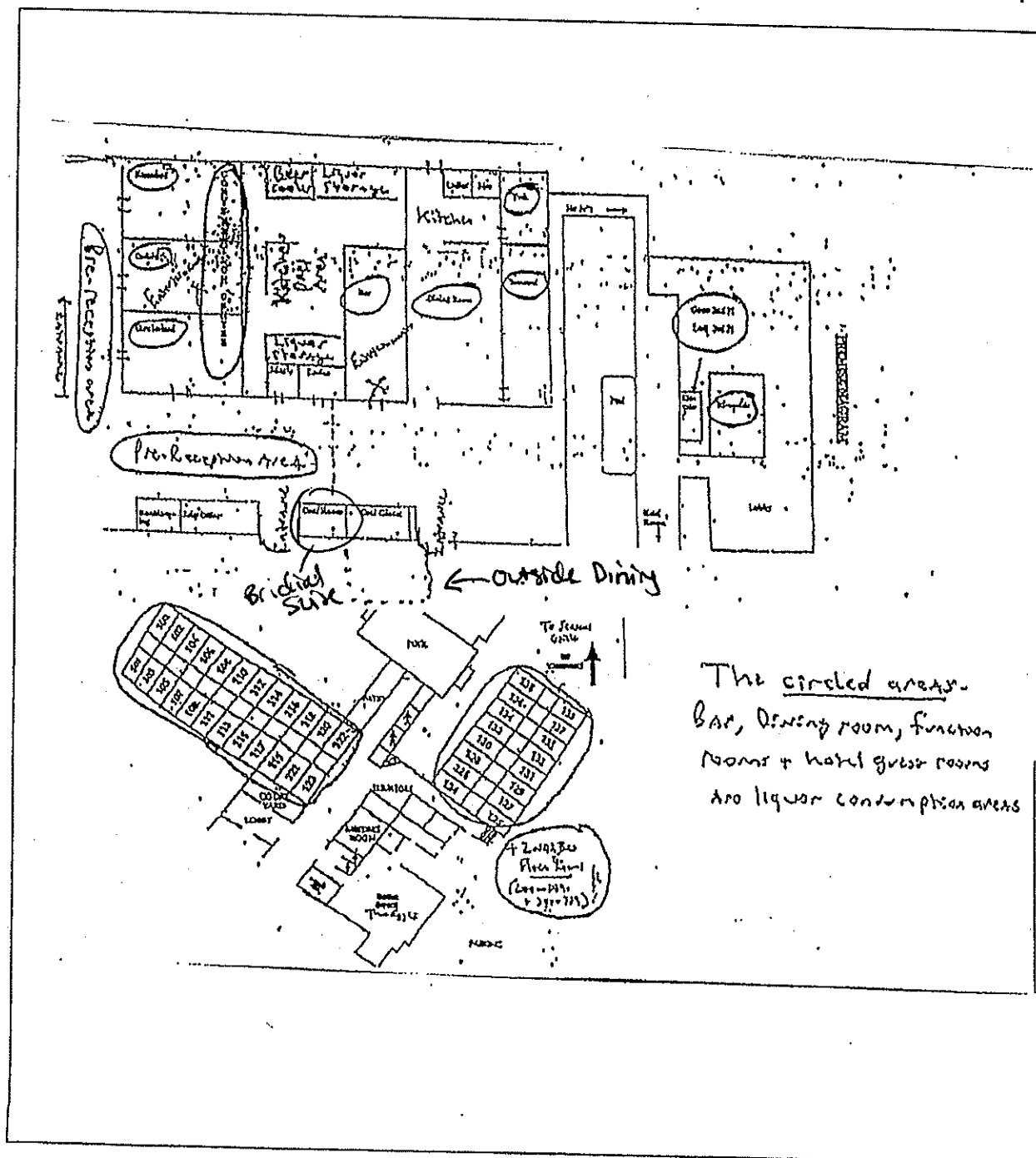
Private Road

Parking lot

Section VI Premises Floor Plan

In an effort to clearly define your license premise and the areas that consumption and storage of liquor authorized by your license type is allowed, the Bureau requires all applications to include a diagram of the premise to be licensed.

Diagrams should be submitted on this form and should be as accurate as possible. Be sure to label the following areas: entrances, office area, coolers, storage areas, display cases, shelves, restroom, point of sale area, area for on-premise consumption, dining rooms, event/function rooms, lounges, outside area/decks or any other areas on the premise that you are requesting approval. Attached an additional page as needed to fully describe the premise.



MAINE TURNPIKE
EXIT 8

RIVERSIDE STREET

STREET

RED COACH CHILL

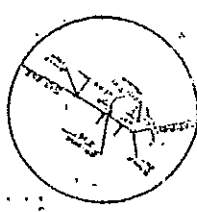
UPPER
PARKING
LOT

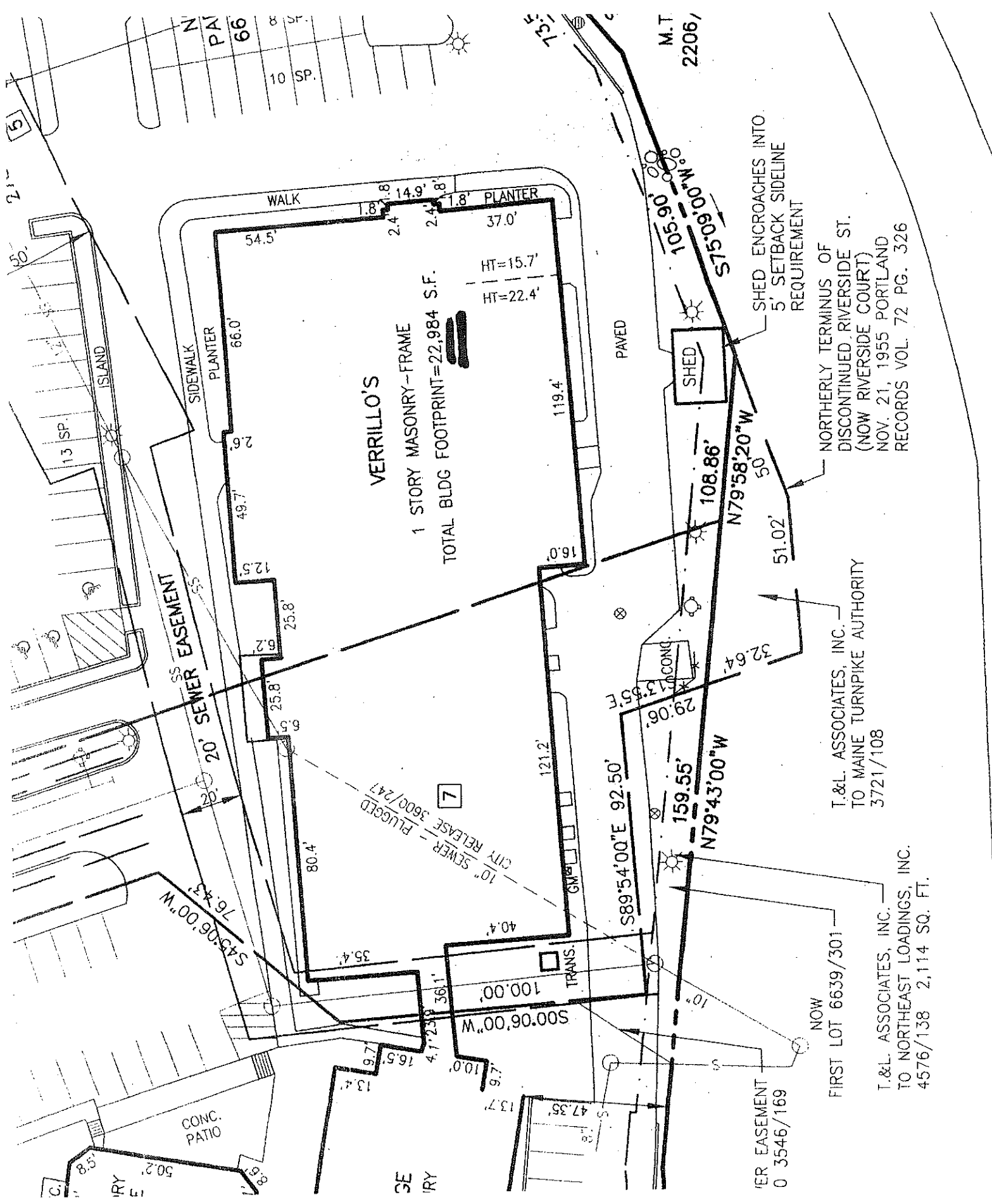
GRASSY
AREA

TABLET
H030
0160

TRUCK
EXIT
RAMP

EDGE of
PARKING &
GRASSY
AREA





VERRILLO'S
1 STORY MASONRY-FRAME
TOTAL BLDG FOOTPRINT=22,984 S.F.

SHED

SHED ENCLOSES INTO
5' SETBACK SIDELINE
REQUIREMENT

NORTHERLY TERMINUS OF
DISCONTINUED RIVERSIDE ST.
(NOW RIVERSIDE COURT)
NOV. 21, 1955 PORTLAND
RECORDS VOL. 72 PG. 326

T.&L. ASSOCIATES, INC.
TO MAINE TURNPIKE AUTHORITY
3721/108

T.&L. ASSOCIATES, INC.
TO NORTHEAST LOADINGS, INC.
4576/138 2,114 SQ. FT.

FIRST LOT 6639/301

SEWER EASEMENT
0 3546/169



Augusta 6AM

04330

W.



Services



Log

Based on your search:

3.7k

Best Seller

\$48.29

Pickup at Augusta

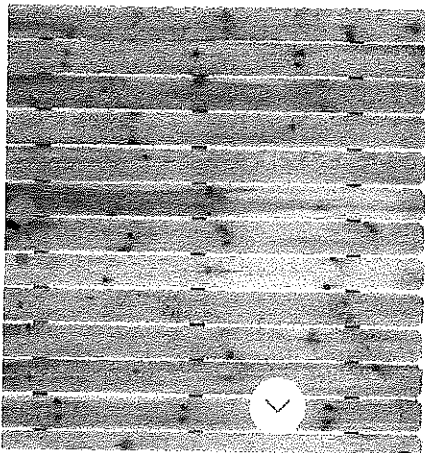
Delivering

6 ft. H x 8 ft. W Pressure-Treated Pine Dog-Ear Fence Panel

by Outdoor Essentials >

★★★★★ (1156)

- Pressure-treated to resist termites and fungal decay
- Panel comes pre-assembled for easy, DIY installation
- Dog ear panel provides privacy and adds beauty to your home



Limited Stock

Delivering Unavailable

Visit Augusta for availability

View Full Product Details



CITY OF PORTLAND
Permitting and Inspections Department

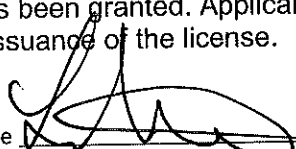
Application for an Entertainment License

☐ Indoor Entertainment \$500.00		☐ Outdoor Entertainment \$700.00		☒ Combined Entertainment \$800.00	
☒ Sound Mitigation Fee \$150.00					
Business Information					
Establishment Name (d/b/a):			ZERO BAR & GRILLE	Phone:	207-415-7668
Location Address:			155 Riverside St Portland, ME		Zip: 04103
Owner Name:			Olivia True	Phone:	207-415-7668
Owner Email:			mtrue122@aol.com		
Contact Person responsible for Entertainment:			Olivia True	Phone:	207-415-7668
Contact Person Email:			mtrue122@aol.com		
Manager of Establishment:			Olivia True	Phone:	207-415-7668
Manager Email:			mtrue122@aol.com		

About Your Establishment

Describe in detail the type and nature of the business and proposed entertainment:
Bar & restaurant located in Ramada hotel- to serve dinner and drinks. Provide room service. Provide entertainment to hotel guests and local patrons. Have Pool tables and dart boards for customers to use.

Applicant, by signature below, agrees to abide by all laws, orders, ordinances, rules and regulations governing the above license and further agrees that any misstatement of material fact may result in refusal of license or revocation, if one has been granted. Applicant agrees that all taxes and accounts pertaining to the premises will be paid prior to issuance of the license.

Signature  Title Owner Date 3/17/12

For more information, refer to the City Code of Ordinance: Chapter 4 Amusements, at www.portlandmaine.gov

Sound Mitigation Plan for Zero Bar and Grille

Prepared by SMI Networks

Introduction

This report outlines the sound mitigation plan for Zero Bar and Grille, located at 155 Riverside St. Portland, Maine. The plan has been prepared by SMI Networks, headquartered at 400 Commercial Street, Portland, Maine.

Speaker Configuration

The restaurant will feature a total of ten speakers, divided into two categories:

- Four in-ceiling speakers: 8 ohm speakers with a 400 watt class A amplifier
- Six surface mount Bose speakers for the jukebox

All speakers are strategically directed away from any outside walls to minimize sound dispersion to the exterior.

Sound Testing

Sound decibel readings were conducted using an Extech meter. Given the proximity of the highway to the restaurant, it was challenging to achieve perfect readings due to the ambient road noise. Despite this, tests confirmed that there was no increase in decibel levels outside the building when the system was at full volume.

Floor Plan and Speaker Layout

A detailed floor plan and speaker layout will be attached on the following page to provide visual aid and clarity regarding the placement of the speakers within the restaurant.

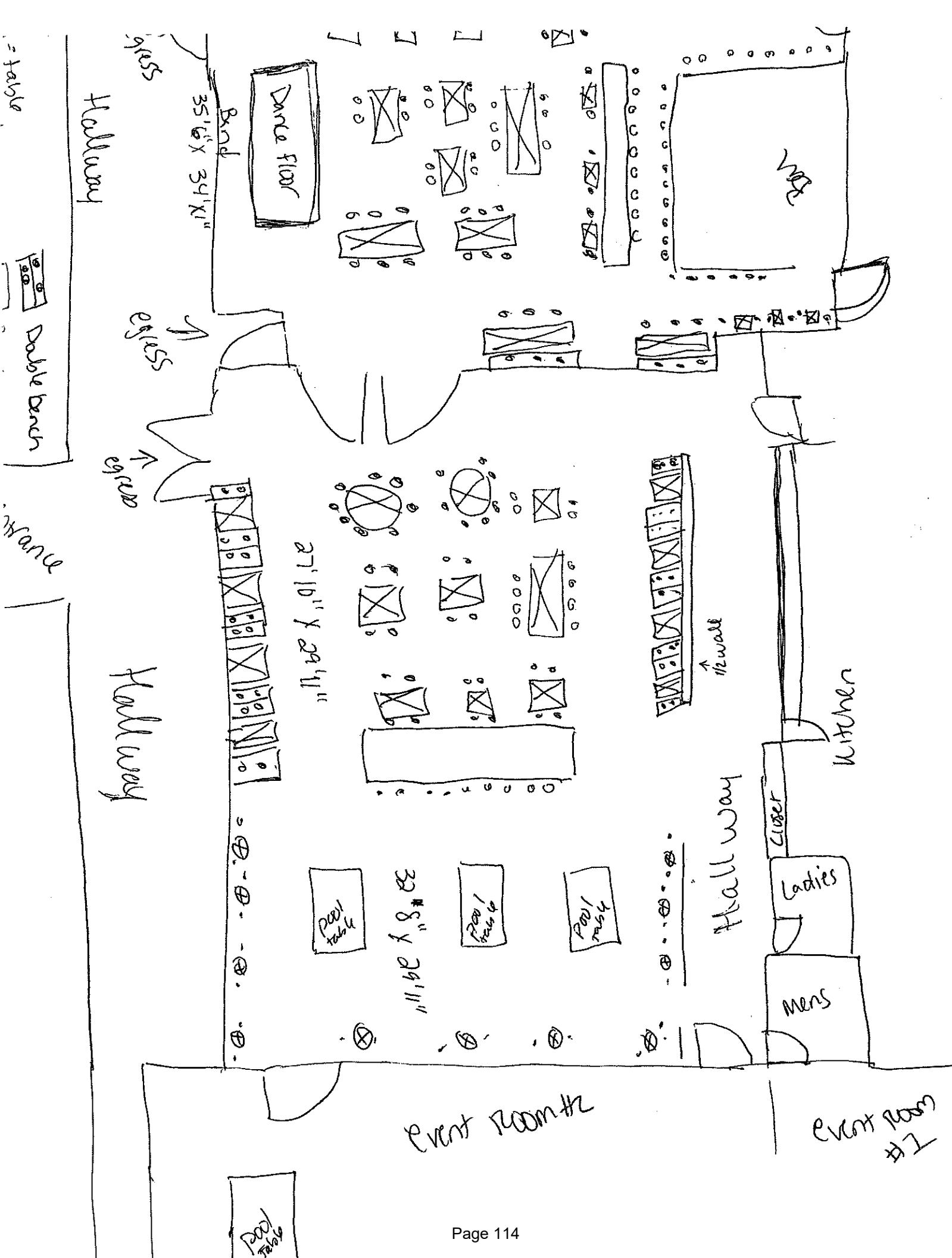
Conclusion

The sound mitigation plan ensures that the speaker configuration within Zero Bar and Grille will not exacerbate noise levels outside the premises, thereby complying with local noise ordinances and providing a pleasant environment both inside and outside the restaurant.

0.0 db



0.0db





Zachary Lenhart <zlenhart@portlandmaine.gov>

Zero Bar and Grill_155 Riverside_ClassIA Inn 41plus

Zachary Finley <zackf@portlandmaine.gov>

Tue, Mar 25, 2025 at 4:39 PM

To: Zoning <zoning@portlandmaine.gov>

Cc: Zachary Lenhart <zlenhart@portlandmaine.gov>, Ron Kelton <rkelton@portlandmaine.gov>, Fire Prevention <fireprevention@portlandmaine.gov>, Laurie Carlson <lac@portlandmaine.gov>, Katlyn Sawyer <ksawyer@portlandmaine.gov>, Eric Cobb <ecobb@portlandmaine.gov>, "Lynch, Kim" <kim.lynch@maine.gov>, Benjamin Pearson <bnp@portlandmaine.gov>, Tom Williams <tw@portlandmaine.gov>, Jason Grant <jgrant@portlandmaine.gov>, Treasury Division <treasury@portlandmaine.gov>, Business Licensing <bl@portlandmaine.gov>, cstacey <cstacey@portlandmaine.gov>, Christopher Mitchell <chrism@portlandmaine.gov>, Kevin Schneck <kschneck@portlandmaine.gov>

PD approves.

[Quoted text hidden]

--

Lieutenant Zack Finley
Uniformed Patrol Operations
Portland Police Department



Zachary Lenhart <zlenhart@portlandmaine.gov>

Zero Bar and Grill_155 Riverside_ClassIA Inn 41plus

Zoning <zoning@portlandmaine.gov>

Tue, Mar 25, 2025 at 3:41 PM

To: Zoning <zoning@portlandmaine.gov>

Cc: Zachary Lenhart <zlenhart@portlandmaine.gov>, Zachary Finley <zackf@portlandmaine.gov>, Ron Kelton <rkelton@portlandmaine.gov>, Fire Prevention <fireprevention@portlandmaine.gov>, Laurie Carlson <lac@portlandmaine.gov>, Katlyn Sawyer <ksawyer@portlandmaine.gov>, Eric Cobb <ecobb@portlandmaine.gov>, "Lynch, Kim" <kim.lynch@maine.gov>, Benjamin Pearson <bnp@portlandmaine.gov>, Tom Williams <tw@portlandmaine.gov>, Jason Grant <jgrant@portlandmaine.gov>, Treasury Division <treasury@portlandmaine.gov>, Business Licensing <bl@portlandmaine.gov>, cstacey <cstacey@portlandmaine.gov>, Christopher Mitchell <chrism@portlandmaine.gov>, Kevin Schneck <kschneck@portlandmaine.gov>

Good Afternoon,

The legal use for 155 Riverside ST, CBL: 267 B001001 is hotel and restaurant. Zoning approves.

Thank you,

Mac

--

Mac Coldwell

City of Portland
Zoning Specialist
Permitting & Inspections Department
389 Congress ST, Room #315
Email: mcoldwell@portlandmaine.gov
he/him

[Quoted text hidden]

City of Portland

Sound Mitigation Review

Date: 3/27/2025

Business Zero Bar and Grille

Applicant Olivia True

DESCRIPTION	yes	no
Sound system appropriate for the size venue		Yes
Performance space located in an appropriate location		n/a
Performance space facing in an appropriate direction to control sound		n/a
Surrounding surfaces appropriate to control sound		Yes
Additional sound absorbing features		
additional notes		
Approved		Yes
DIRECT ALL INQUIRIES TO:		
Kevin Schneck		
(207) 756-8433		
kschneck@portlandmaine.gov		

Legal Advertisement

Notice of Public Hearing City of Portland

A Public Hearing will be held on April 14, 2025 at 5:00 P.M., in City Council Chambers, 389 Congress St. for approval of Zero LLC, dba Zero Bar & Grill. Application for Class 1A (41+ rooms Innholder) with Outdoor Dining on Private Property and Combined Entertainment at 155 Riverside Street - Sponsored by Danielle P. West, City Manager

City of Portland | Permitting and Inspections
Zachary Lenhert, Licensing and Housing Safety Manager



April 7, 2025

Zero LLC
122 Colonial Road
Portland, Maine 04102

Re: Zero LLC, dba Zero Bar & Grill. Application for Class 1A (41+ rooms Innholder) with Outdoor Dining on Private Property and Combined Entertainment at 155 Riverside Street

Dear Zero LLC:

This letter shall serve as a reminder of the public hearing before the Portland City Council on Monday April 14, 2025 at 5:00 p.m., for the review of application for Class 1A (41+ rooms Innholder) with Outdoor Dining on Private Property and Combined Entertainment at 155 Riverside Street. The meeting will take place in person at Portland City Hall, in City Council Chambers on the 2nd Floor of 389 Congress Street.

You or a representative of the business must be present at this meeting in the event that the city council has questions regarding the license application. If there is no representation and questions arise, the item may be postponed.

Please contact our office directly with questions at (207) 874-8557 or at bl@portlandmaine.gov.

Sincerely,

Zachary J. Lenhert
Licensing and Housing Safety Manager



Application Copy

File Number: 53447

Job Type: New Application

LICENSE TYPE

On-Premises: Beer, Wine & Spirits

APPLICATION DATE RECEIVED

2025-03-17

SECONDARY LICENSE(S)

NAME

DESCRIPTION

Cocktails To Go

This application must be submitted by any on-premises licensee or qualified distillery which has not been previously approved before engaging in take-out or delivery sales of liquor.

Attach image(s) of every container the applicant intends to use for take-out or delivery sales. Each container must be a tamper-evident container that:

- a. Is rigid, is not made of paper or polystyrene foam, has not previously been used to contain beverages and has a secured lid or cap that does not contain any holes or opening including any hole or opening through which a straw may be inserted or the contents of the container may be sipped;
- b. Is sealed in a manner that makes opening the container or tampering with the contents of the container easily detectable; and
- c. Has an affixed label that identifies the name and license number of the qualified on-premises retailer or qualified distillery that prepared and sold the approved cocktail, the date on which the approved cocktail was prepared and sealed in the approved container and the ingredients of the approved

Liquor sold by a qualified on-premises retailer for off-premises consumption must be accompanied by an order of a full course meal as defined in 28-A M.R.S. section 2, subsection 15, paragraph R-1 or an order of a cold or hot meal including but not limited to a sandwich, salad, hamburger, cheeseburger, hot dog, pizza or other food item that customarily appears on a restaurant menu. "Food order" does not include an order consisting solely of a prepackaged snack food or foods such as popcorn, chips or pretzels.

- A qualified on-premises retailer may sell for off-premises consumption only the type or types of liquor that it is authorized to sell for on-premises consumption pursuant to its license issued under this chapter.
- Except as provided in section 1355-A, a qualified distillery may sell spirits for off-premises consumption only as an ingredient of an approved cocktail. An approved cocktail sold by a qualified distillery under this paragraph may not contain wine or spirits not manufactured by the qualified distillery unless the qualified distillery purchased the wine or spirits from an agency liquor store licensed as a reselling agent.
- Liquor sold for off-premises consumption must be accompanied by a sales receipt with a time stamp that indicates the time of purchase.
- Liquor sold for off-premises consumption may be delivered by the qualified on-premises retailer or the qualified distillery or by an employee of the qualified on-premises retailer or the qualified distillery to a customer at the licensed premises or at a remote location only in accordance with this paragraph.
- Liquor may not be delivered to a customer at a remote location unless the individual making the delivery is at least 21 years of age.
- Liquor may not be delivered to a visibly intoxicated person.
- Liquor may not be delivered unless the individual making the delivery verifies, by means of reliable photographic identification containing the person's name and date of birth, that the person to whom the delivery is made is not a minor.

Common Consumption Area

Auditoriums, hotels, restaurants, Class A restaurants, Class A restaurant/lounges, or in-state manufacturers can apply for a common consumption area license. This allows them to operate a shared outdoor area within an entertainment district. With this license, they can permit their customers to drink alcoholic beverages they sell within that shared area.

LICENSEE LEGAL NAME

ZERO LLC

DOING BUSINESS AS

ZERO BAR & GRILLE

INCORPORATION DATE

2025-02-14

LICENSEE TYPE

Limited Liability Company

CORPORATE NUMBER

202510883DC

CORRESPONDENCE ADDRESS**122 Colonial Rd Portland ME 04102****MAILING ADDRESS****PHYSICAL ADDRESS****CONTACT NAME****Olivia true****PREFERRED CONTACT METHOD****Email****CONTACT PHONE****(207) 415-7668****ALTERNATE PHONE****FAX****EMAIL****mtrue122@aol.com****CORPORATE STRUCTURE**

NAME	POSITION/TITLE	PARENT COMPANY	% INTEREST
ZERO LLC	Owner	Zero	100

ADDITIONAL INFORMATION**MANAGED BY AGENT****No****PREMISES TYPE****Hotel****PREMISES NAME****Ramada Hotel****OPERATOR****Mark Heiseler****PHYSICAL ADDRESS****155 Riverside St Portland ME 04103**

MAILING ADDRESS

155 Riverside St Portland ME 04103

CONTACT NAME

OLIVIA R TRUE

CONTACT PHONE

(207) 415-7668

FAX**PREFERRED CONTACT METHOD**

Email

ALTERNATE PHONE**EMAIL**

mtrue122@aol.com

QUESTIONS**On-Premises: Beer, Wine & Spirit**

1. Is your business and "Doing Business As" (DBA) name registered and in good standing with the Maine Secretary of State? If not, please address this with the Secretary of State before proceeding with this application.

Answer "No" if you are a Sole Proprietor.

Yes

202510883DC

2. What is your expected start date?
5/1/25
3. Has/have applicant(s) formerly held a Maine liquor license?
No
4. Do licensee or applicant(s) have any interest in any other Maine Liquor License?
No
5. Are all licensees/applicants citizens of the United States?
Yes

6. Are all licensees/applicants residents of the State of Maine?

Yes

7. Is your license for a club with a membership?

No

8. Is your license application for Vessel Corporation?

No

9. Do you have a valid and current health license issued by Maine Department of Health and Human Services OR the Department of Agriculture?"

Yes

1728587769-305-200793

10 Do you allow dancing or entertainment on the licensed premises?
If so, You need to have a a license from the Maine State Fire Marshal.
See <https://www.maine.gov/dps/fmo/plans-review/applications> for more information.

Yes

not available yet

11 Will any law enforcement officer directly benefit financially from this license, if issued?

No

12 Is the licensee or applicant for a license receiving, directly or indirectly, any money, credit, thing of value, endorsement of commercial paper, guarantee of credit or financial assistance of any sort from any person or entity within or without the State, if the person or entity is engaged, directly or indirectly, in the manufacture, distribution, wholesale sale, storage or transportation of liquor.

No

13 Is the licensee/applicant(s) directly or indirectly giving aid or assistance in the form of money, property, credit, or financial assistance of any sort, to any person or business entity holding a liquor license granted by the State of Maine?

No

14 Do you have a manager employed?

Yes

Kaylee True-Magee 04/20/2003

15 Has any of the listed applicants or an employed manager been denied a liquor license within the last 5 years?

No

16 Is any of the listed applicants the spouse, father, mother, child or other immediate family member of a person whose liquor license has been revoked or denied in the last 6 months?

No

17 Has any licensee/applicant or employed manager ever been convicted of any violation of the liquor laws in Maine or any State of the United States within the last 5 years?

No

18 Has the licensee/applicant(s) or manager ever been convicted of any violation of any law, other than minor traffic violations, in Maine or any State of the United States?

No

19 Does the licensee/applicant(s) own the premises?

No

(document uploaded)

20 At which address are your business records located?

155 Riverside St Portland, ME 04103

21 What will be your business hours? Please indicate each day's open and close times.

Sunday 12p-11pm

Monday-Thursday 4p-11pm

Friday 4p-1am

Saturday 12p-1am

22 Please provide the name and distance from the premises to the nearest school, school dormitory and place of place of worship, measured from the main entrance of the premises to the main entrance of the school, school dormitory and place of worship by the ordinary course of travel.

Hall School 1.3 Miles

23 Is your application for a Hotel or Bed & Breakfast?

Yes

120-the rooms are not mine to rent out but belong to the Ramada Hotel

24 Do you have a food menu?

Yes

(document uploaded)

Secondary License: Cocktails To Go

1. Do you intend to sell malt liquor to go and understand that the liquor must be in the original container, and accompanied with a food order?

Yes

2. Do you intend to sell spirits-based cocktails containing no more than 4.5 ounces of spirits in an approved container which is accompanied with a food order?

Note: The container must have an affixed label that identifies the name and license number of the qualified on-premises retailer or qualified distillery that prepared and sold the approved cocktail, the date on which the cocktail was prepared and sealed in the container, and the ingredients of the cocktail.

No

3. Do you intend to sell wine to go and understand that the liquor must be in the original container, and accompanied with a food order?

Yes

DOCUMENTS

TYPE

FILE NAME

DESCRIPTION

Food Menu	ZERO menu page 1.docx	
Food Menu	ZERO menu page 2.docx	
Premises Floor Plan	zero floor plan.pdf	
Maine Health or Agriculture License	food manager 2024.pdf	food manager
Premises Floor Plan	zero kitchen layout.jpg	
Premises Floor Plan	zero floor plan.pdf	
Lease/Rental Agreement	zero signed lease.pdf	
Corporate Supplemental Form	zero llc.pdf	

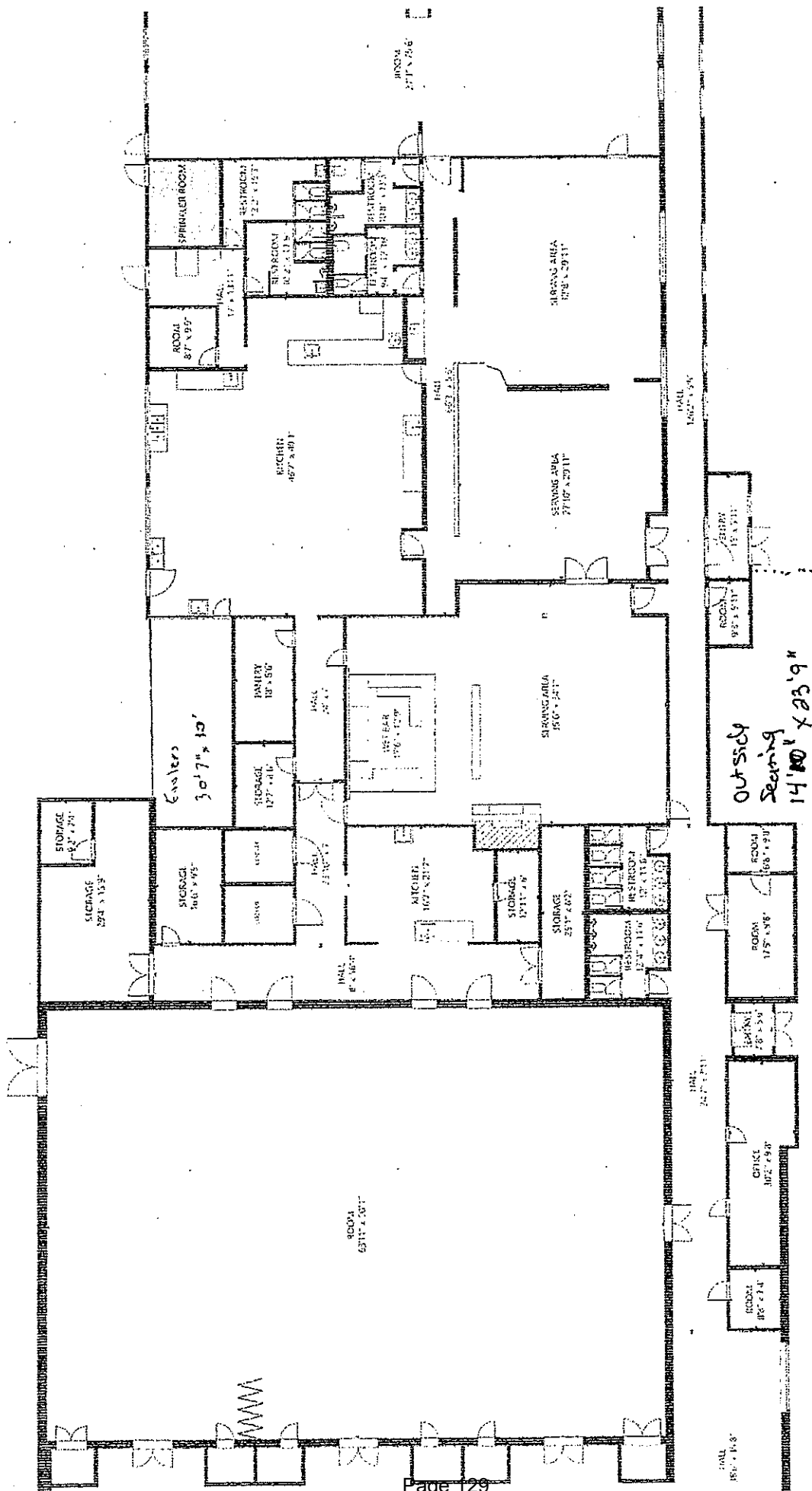
APPLICANT

Olivia true

DECLARATION

- ☒ I certify that I am the applicant as described in this application, or that I am duly authorized to submit this application on the applicant's behalf.

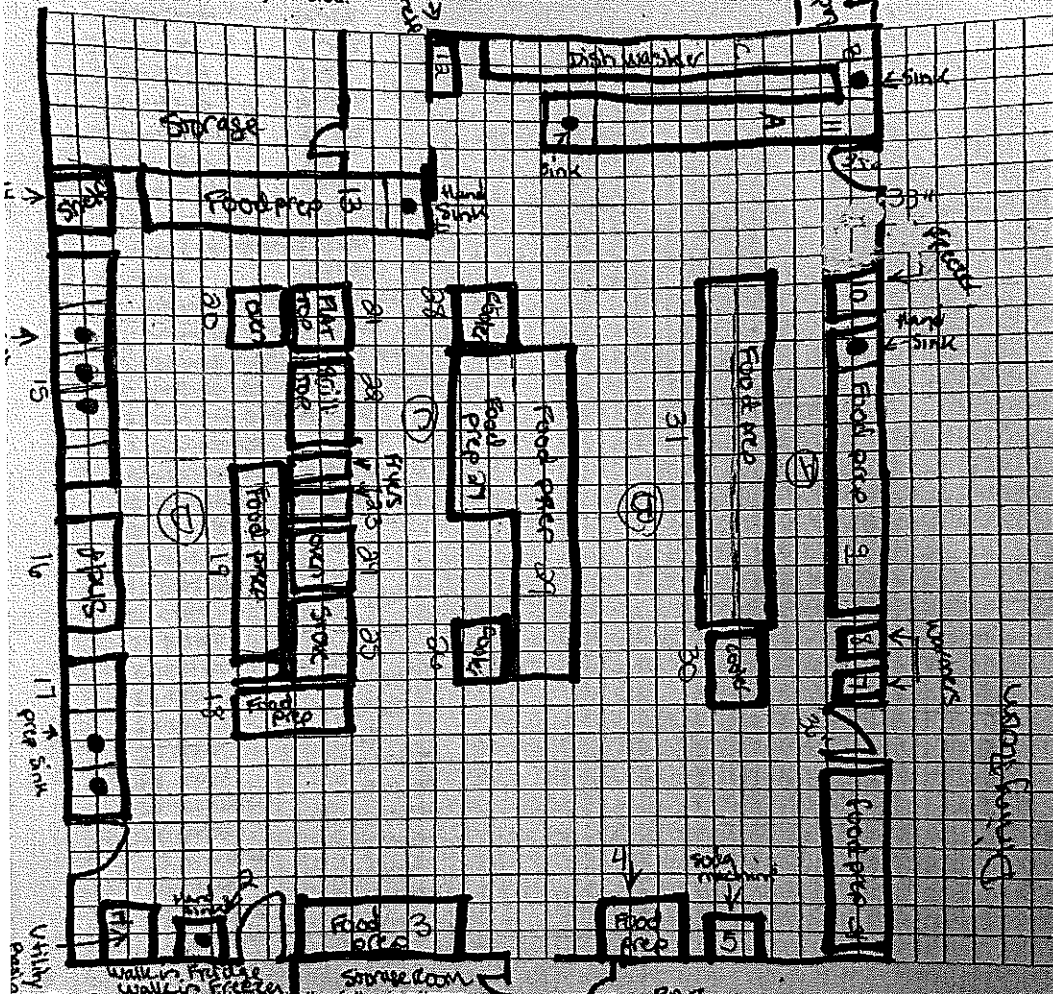
All information provided in this application is accurate and correct. I understand that false statements made on this application are punishable by law. Knowingly supplying false information on this application is a Class D Offense under Maine's Criminal Code, punishable by confinement of up to one year, or by monetary fine of up to \$2,000 or by both.



WALCO

GROSS INTERNAL AREA
TOTAL 22,735 sq ft
FLOOR 1: 22,735 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Use this grid or a separate sheet of graph paper to draw a floor plan, or provide a floor plan prepared by a knowledgeable party, for eating place food preparation area(s)/kitchen(s). If the plan is not drawn to scale, the dimensions must be clearly labeled.



The floor plan should include the following items:

Sinks:	Toilet Facilities:	Refrigeration:	Facilities:
1. Hand Washing	1. Toilets	1. Walk-In Coolers	1. Food Preparation Areas
2. Ware Washing	2. Sinks	2. Walk-In Freezers	2. Food Storage Areas
3. Utility	3. Urinals	3. Freestanding Coolers	3. Trash/Refuse/Redemption Areas
4. Food Prep	4. Other	4. Freestanding Freezers	4. Dining Areas
5. Dipper Wells		5. Ice Maker	5. Equipment/Counters/Seats/Tables

MEMORANDUM
City Council Agenda Item

FROM:

DATE: April 2, 2025

SUBJECT: Order 159-24/25 Receiving and Referring City Manager's Fiscal Year 2026 Municipal Budget to the Finance Committee and Setting Date of Public Hearing on the Fiscal Year 2026 Municipal Budget and Fiscal Year 2026 Appropriation Resolve - Sponsored by Danielle P. West, City Manager

SPONSOR: The Mayor, City Manager, City Clerk, Corporation Counsel, the Planning Board, or up to three (3) members of the Council shall sponsor any orders or other items. If sponsored by a Council Committee, please include the date the committee met and the results of the vote.

(If sponsored by a Council committee, include the date the committee met and the results of the vote.)

COUNCIL MEETING DATE ACTION IS REQUESTED:

1st Reading

**Final
Action**

Can action be taken at a later date: No If action cannot be taken at a later date, please explain why. Do NOT write yes or no; that will be automatically generated by the checkbox.

Does this item involve a new contract with the City:

PRESENTATION: Please list the presenter(s), type, and length of presentation

I. SUMMARY

II. AGENDA DESCRIPTION

Under this order, the City Council receives the City Manager's proposed budget and refers it to the Finance Committee for review. The Finance Committee will review the budget at its next meeting, scheduled for April 15, 2025. A Finance Committee public hearing on the budget is also scheduled for May 1, 2025.

The first read of the FY26 Appropriation Resolve and Public Hearing is scheduled for the May 5, 2025 City Council meeting.

Five affirmative votes are required for passage. Public comment will be limited to the referral action only.

III. BACKGROUND

Background information that will not appear in the Agenda Description

IV. INTENDED RESULT AND/OR COUNCIL GOAL ADDRESSED

V. FINANCIAL IMPACT

Please indicate whether or not there is a financial impact. Please note that per Council Rule 12, this form must have "a separate fiscal impact statement memo attached if the impact of the item is \$50,000 or more in a given fiscal year. This memo shall include details and information describing the fiscal impact including, but not limited to, projected costs, revenues or savings over a three (3) year period and/or any potential impacts on the City tax levy."

VI. STAFF ANALYSIS AND BACKGROUND

Staff Analysis that will not appear in the Agenda Description.

VII. RECOMMENDATION

VIII. LIST ATTACHMENTS

1. Order - Receiving and Referring City Manager's Fiscal Year 2026 Municipal Budget to the Finance Committee and Setting Date
2. FY26 City Manager's Recommended Budget - Transmittal Letter and Summary Sheets

Prepared by:

Date: 04/02/2025

MARK DION (MAYOR)
PIOUS ALI (A/L)
APRIL D. FOURNIER (A/L)
BENJAMIN GRANT (A/L)

**CITY OF PORTLAND
IN THE CITY COUNCIL**

SARAH MICHNIEWICZ (1)
WESLEY PELLETIER (2)
REGINA L. PHILLIPS (3)
ANNA BULLETT (4)
KATE SYKES (5)

**ORDER RECEIVING AND REFERRING CITY MANAGER'S FISCAL YEAR 2026
MUNICIPAL BUDGET TO THE FINANCE COMMITTEE AND SETTING DATE OF
PUBLIC HEARING ON THE FISCAL YEAR 2026 MUNICIPAL BUDGET AND
FISCAL YEAR 2026 APPROPRIATION RESOLVE**

ORDERED, that the City Manager's Fiscal Year 2026 Municipal Budget is hereby received and referred to the Finance Committee for review; and

BE IT FURTHER ORDERED, that a Public Hearing on the Fiscal Year 2026 Municipal Budget and on the Fiscal Year 2026 Appropriation Resolve shall be held by the City Council on May 5th, 2025, at 5:00 p.m., or as soon as possible after said time, during its City Council Meeting in Council Chambers, Portland City Hall.

City of Portland, Maine

City Manager's Recommended Budget



FY26 Budget

July 1, 2025 – June 30, 2026

City of Portland | Executive Department

Danielle P. West, *City Manager*



To: Mayor Dion and Members of the Portland City Council

CC: City of Portland Leadership Team and City Staff

From: Danielle P. West, City Manager

Date: April 14, 2025

Re: City Manager's FY26 Recommended Budget

Pursuant to Article VI, Section 5(e) and Article VII, Sections 5 and 6 of the City of Portland Charter, I am hereby submitting the City Manager's Recommended \$365.6 million Fiscal Year 2026 (FY26) Municipal Operating Budget. This has been a very challenging budget to formulate given the many competing pressures, cost increases, and heightened funding uncertainty at the state and federal levels. With that said, we have done our best to deliver a balanced budget that is within City Council guidance.

When we gave the FY26 budget preview in January, our Finance Director alerted us that once again we face many budget challenges, many of which are outside of our control. Over the last several months we have had discussions with the Council and Finance Committee to set shared expectations for the upcoming budget year and attempt to address these challenges. In January, the Council set guidance on seeking to limit any potential tax rate increase to 7% or less. The majority of the Council also noted they did not want to see significant cuts to core municipal services.

Due to the significant challenges facing the City, many of them State and Federal revenue related, the year-over-year tax levy increase was nearly 21% at the beginning of our budget process. This number reflected relatively flat Department budget requests, an estimated loss of \$12M in State and Federal funding, contractually obligated wage increases across eight bargaining units as recently approved by Council, rising health insurance costs, and the use of significant fund balance to balance the budget and reduce the tax levy in fiscal year 2025.

As we began our work to balance the budget and bring it in line with Council guidance, we were looking at a \$19M budget gap. Unfortunately, this gap widened significantly as we got further along in our process and saw additional developments in Augusta and Washington, DC. The biggest driver being revenue losses attributed to several proposals at the state level that seek to reduce reimbursements for General Assistance (GA) program expenses. Should those proposals go into effect, the City would face a loss of at least \$5.9M, pushing our budget gap to \$25.5M. We also learned that we will no longer be receiving a roughly \$3M federal FEMA grant that was used to support two of our shelters, pushing the budget gap to more than \$28M. Lastly, when we added in the increase in costs (related to food) needed to run the 166 Riverside shelter after withdrawal of the current provider, the total budget gap had grown to \$29.5M.

There has been an effort of the last several years to push more of the costs of compliance with the State's mandated GA program back onto municipalities. Over just three budget years, while the City has significantly increased our capacity to help those in need, the State GA reimbursement has dropped significantly. In fact, in FY23 the City received \$30.3M of State reimbursement of costs. In FY24 that figure dropped to just \$23M. For FY25 (to date), the City has received just \$6.8M of a budgeted \$17M of State GA cost reimbursement. And in the FY26 City Manager's Recommended budget we are including just under \$7M of total estimated reimbursement - an over \$23M drop in just three years.

Given these challenges, and uncertainty the City is facing with funding to cover shelter expenses, there are several policy options that the Finance Committee and Council will need to consider in more detail

in order to address the cost shifts to the Portland taxpayers. These include a proposed operational change to our Family and 166 Riverside Shelters, the use of opioid settlement funds within our annual operating budgets, and/or a combination of these options.

First, due to recent declining numbers at the 166 Shelter and as a result of rising costs and the lease expiration we are facing at the buildings we currently lease to house our current Family Shelter units, the first option for consideration would involve moving the Family Shelter operations to the 166 Riverside property. This would require the consent of the 166 property owner and lessor, Developer's Collaborative, and involve a decommissioning of the 166 Riverside property as a shelter for single asylum seekers (similar to what we have done in the past with our guests staying in motels), a re-fit of the interior of the 166 Riverside property to function for families, and a transition of the families to the re-fit space at 166 Riverside. This also presents the opportunity to reallocate many shelter staff to help fill vacancies in other areas. This would achieve an annual net cost savings of at least \$1.3M.

The next option would involve staff investigating eligible uses of our opioid settlement monies (currently \$1.5M received to date with approximately \$300,000 annually for the next several fiscal years) and re-programming them to fund City programs and services currently included in the FY26 budget that meet the eligibility requirements established in the settlement agreement.

Lastly, the Finance Committee and Council would need to consider choosing to move forward with implementing both of the above options for a total potential cost savings that could exceed \$2M. We look forward to discussing all of these options further during the budget review process.

It is important to note that we will also continue to work with our lobbyists, the State Delegation, and the City's Legislative Committee to address and challenge the proposals in Augusta that seek to alter GA reimbursement funding. Because while Portland takes its state mandated GA obligation very seriously, data shows that we serve more people from across the State, and out of the State, than people who are from Portland. We can appreciate that the State of Maine may want to make changes to the way the state-mandated GA program is operated and funded, but we contend that it should not be unfairly financially supported by Portland's taxpayers when we are providing services on behalf of the entire state. At a time when the City is also facing the loss of a significant amount of federal funding, it is critical that we not lose crucial state funding as well.

Another major budget challenge that we were faced with during this budget process included an 18.4% estimated increase in health insurance costs which the City pays on behalf of our employees. This consists of a nearly 15% overall cost of services increase, with the remainder due to increasing employee head counts as we fill vacancies and hire new staff from our expanded sheltering operations.

While we still continue to face challenges from staff vacancies, we have seen some improvement in the last year. Currently, our vacancy number has been hovering at or around 150. Although these vacancies still present a significant operational challenge, they also reflect some personnel savings in each department. Consequently, we have included a vacancy savings line in each Departmental budget in order to reflect these savings.

Overall, it has been incredibly difficult to close the budget gap described above. This is despite our best efforts to make revisions to Department requested budget proposals, set aside many requests, account for savings from staff vacancies, increase revenue projections, recommend fee increases, and include the use of fund balance to help balance the budget. The tax levy as recommended before use of fund balance is \$124,230,182 or a 15.1% increase from FY25.

In order to meet all of the components of the Council guidance, no tax levy increase greater than 7% and no cuts to municipal services, the budget I'm bringing forward recommends the use of \$8.8M in Fund Balance to reduce the FY26 tax levy down to \$115,430,182. Of course, this figure can be adjusted even further if the Finance Committee and the Council choose to move forward with any of the policy options mentioned above.

The impact of this increase on an average homeowner is difficult to measure due to FY26 being a revaluation year. The tax rate is expected to drop significantly due to property values being brought up to market value. However, **using pre-revaluation property values**, and a three year average of additional property growth/new construction within the city, the potential increase to the City side of the mill rate is 40 cents. Assuming a median property valued at \$400,000, this would be an additional \$160 in annual property taxes for a median homeowner. It is important to note that taxpayers should **not** use their new property values and this new estimated tax rate when attempting to calculate estimated liability for FY26 – the new property values citywide will result in a corresponding reduction to the tax rate.

FY26 DEPARTMENTS AND BUDGET HIGHLIGHTS OF NOTE

Health & Human Services (HHS): Our HHS department includes four major divisions: Social Services, HHS Admin, Public Health, and the Barron Center. As we noted above, our Social Services division faces many budget challenges due to proposed changes in GA funding as well as the loss of federal funding.

The Public Health budget has been impacted by cuts to U.S. Centers for Disease Control and Prevention grants as our Public Health division is a recipient of pass through grants from MaineCDC.

The Barron Center budget has made significant progress towards their FY25 patient census goal of 125 and has again increased their target patient census for FY26. As a result, the City has budgeted for an increase in revenue that must be supported by a higher FTE count.

City Council: The increase in the Council budget is due to the estimated \$50,000 cost of a community survey. The goal is to engage residents, businesses, and other stakeholders in identifying their needs and priorities. A community survey will help advance some of the Council's recently-stated annual goals, including community engagement and equity, and would also help inform future program and budget decisions.

Executive: The Executive budget houses the City Manager's office, the Communications & Digital Services Office, as well as the City's Sustainability Office. A significant portion of the increases in this Department are related to the City's participation in the net energy billing program where we are funding development of solar energy projects across the State in exchange for energy credits on our electric bills. Staff from Sustainability works with a third party to ensure the projects are operating and yielding bill credits as intended.

Parks, Recreation & Facilities: The Parks, Recreation and Facilities budget includes several new positions which are partially or fully revenue offset including: an Event Venue Manager for the James A Banks Expo Center campus, an additional Booking Coordinator for events at City venues including weddings at Ocean Gateway, an additional Parks Project Manager to the significant increase in large projects being managed by the Department, and an additional Parks Ranger that was added in FY25 due to the increased need for opioid related outreach within our City parks and trails.

Assessor: The increase in this budget is due to the City-wide revaluation effort and the additional contractual services and staffing needs over the next year. The Department anticipates significant retirements over the next several years and we are attempting to build capacity and continuity in a field that has seen a decline in new entrants over the last decade.

Dispatch: This 20% increase is primarily due to the anticipated wage cost increase for dispatchers as set to be approved by the Council on 4/14. The budget is also rising due to increased software costs and minor equipment replacement costs within our dispatch center.

Portland Public Library: This Portland Public Library (PPL) has a 5% increase in funding, surpassing the \$5M mark in City support for the first time. Funding to PPL has increased over 25% in the last five fiscal years, up from just over \$4M in FY22. Over that same time period the City has also provided significant financial support for PPL capital projects via CIP and ARPA funding allocations.

FY25 RECAP

Despite continued staff vacancies across City departments, our staff did amazing things in FY25 with the resources they had available. I am continually amazed and proud of all the work they do on a daily basis. Below are some key highlights from several departments.

During calendar year 2024, the City provided more than 550 shelter beds every night, serving 2,015 individuals for a combined total of 187,791 bed nights (equivalent to 514 years of homelessness). Importantly, the City transitioned from the use of motels as temporary shelters and focused on supporting individuals through more comprehensive shelter at the HSC, Family, and 166 shelters. These shelters focused on comprehensive wrap around services to help individuals move into permanent housing and access the healthcare and other supportive services needed. Through general assistance and prevention programming 1,309 individuals at risk of homelessness were able to retain their housing and move towards economic stability. Through our social service programs, 544 individuals were able to transition from homelessness into housing.

Over the past year, the Public Health Division continued its efforts to provide essential services, strengthen community health and safety, and respond to the evolving public health needs of the community. Staff distributed 19,072 Naloxone doses and 34,000 other harm reduction supplies directly to clients and through organizational partners across Cumberland and York counties. The availability of naloxone has been a driving factor in Maine's declining overdose fatalities, clients reported 235 community overdose reversals (Naloxone was administered by someone other than a first responder, resulting in a non-fatality) and Portland Police Department tracking indicates a 55% decrease in overdose fatalities. Staff are proud of the work to reduce overdose deaths and reduce the risks of drug use. Additionally, 5,910 referrals were made to connect clients with medical care, case management, substance use treatment, and recovery services. Through our clinical programs, 4,851 patients were seen, including: Immunizations (2,852), Screening, Prioritization, and Urgent Referral (SPUR) (715), Inactive TB Treatment (65), Portland Community Free Clinic (156), Maternal & Child Health (420), and STD Clinic (642). Patients are not necessarily unique as some see multiple services. This equates to 3,998 patient visits at 39 Forest Avenue and through postpartum home visits. Outreach workers assisted 1,189 clients with acquiring essential needs: primary care enrollment, public health insurance/benefits, transportation, housing/shelter, and reproductive/maternal/child health services. The Preparedness and Disease Prevention programs facilitated classes and training to reach 1,947 young people and 999 adults equipping them with knowledge and resources to prevent negative health outcomes related to tobacco/substance use, lead exposure, food choices, and emergencies.

The Barron Center, committed to being the preferred nursing provider for long-term and/or rehabilitative care, achieved a prestigious 5-star rating from the Centers for Medicare & Medicaid Services. In the 2024 calendar year, they served 165 unique guests with a combined 36,826 bed nights (~equivalent to 101 years). Chipping away at the staffing declines that occurred during the Covid pandemic, the Barron Center managed to increase and maintain their staffing levels enough to increase their occupancy by 27.9% in 2024.

The Office of Elder Affairs achieved significant success in 2024 with their new outreach nursing program, specifically designed for low-income seniors who don't qualify for other in-home care, reaching 36 patients with home nursing visits and over 500 seniors through blood pressure clinics. Their annual snow shoveling program continued to make a substantial impact, connecting 142 volunteers with 118 senior households to ensure safe, accessible paths and driveways, thereby supporting continued independence at home. Finally, through their adult day programming, Elder Affairs facilitated 20,000 hours of daytime care for 63 seniors, many with cognitive and physical health conditions, offering essential respite for their caregivers.

For our Planning & Urban Development Department, 2024 included a significant amount of both development review and long range planning activity. With regard to new housing within the city, 464 housing units were approved, 268 (58%) of which were dedicated affordable units. 2024 also saw 582 units of prior year housing approvals completed and occupied.

Significant approvals shepherded through the planning review process in 2024 included 186 Woodford Street (83 affordable housing units), 70 East Oxford Street (55 affordable housing units), 331 Cumberland Avenue (60 affordable housing units including childcare facility), 482 Congress Street (adaptive reuse of former office space into 38 housing units), 509 Forest Avenue (adaptive reuse of former office space into 38 housing units), and 100 West Commercial Street (45,000 square foot marine vessel warehouse and maintenance facility).

Long-range planning, transportation, and policy initiatives included the completion and adoption of ReCode—the City’s first comprehensive rewrite of the land use code and zoning map in over 50 years. Other major efforts included launching the Reimagining Franklin Street initiative, completing the Forest Avenue redesign study to improve safety and multimodal accessibility, and finalizing design for the Union Branch pathway project, which is set to begin construction in 2025. The department also secured a \$50,000 Housing Opportunity Grant to study the impact of the City’s housing policies, initiated updates to the City’s Complete Streets Policy, and began a re-evaluation of the existing Hotel Inclusionary Zoning requirements to explore potential revisions.

Historic Preservation saw the addition of two new National Register nominations: The Fort McKinley Torpedo Storehouse on Great Diamond Island and the Dayburn Casino on Peaks Island. Historic Preservation also received \$30,000 in CLG grant funding to support the Lincoln Park Restoration project. In addition, 130 new housing units were approved within historic districts, including 12 units at 64 Pine Street and 30 units at 42 Atlantic Street. The division also launched an update to the Historic Resource Design Manual.

Portland’s small businesses are the backbone of our economy, contributing to the City’s authenticity and character. More than 80 percent of the businesses in Portland have less than 10 employees. Portland’s local businesses have faced challenges in recent years stemming from systemic impacts from the pandemic, as well as broader macroeconomic factors such as inflation and a tight labor market. The Portland Development Corporation (PDC), staffed by the Housing and Economic Development Department (HEDD), supports Portland’s businesses with a variety of grant and loan programs that encourage job creation, business retention and expansion, and sustained economic development. In FY2025, the PDC approved over \$100,000 in grant funding to Portland businesses. These included “Job Creation” grants that provide \$10,000 in grant funding each to ten Portland businesses that create new jobs for low and moderate income individuals. These grants were awarded to businesses operating in service-related industries, including restaurants, childcare, and fitness. The PDC also approved six commercial loans to date in FY2025 totaling \$539,000. These loans are critical to local businesses that are not yet bankable or that have a financing gap. In FY2025, the PDC added a new loan product that charges a fixed monthly fee instead of interest. This new loan product is designed for customers who, for religious reasons, do not pay or accept interest.

American Rescue Plan Act (ARPA) funds allocated by the City Council to the child care approved use category are also being utilized to offer grants to aspiring daycare providers and existing centers to open or expand, adding much-needed daycare slot openings to Portland. To date, more than 100 new slots for care have been documented. ARPA funding is also supporting the Childcare Voucher Collaborative, a program that provides scholarships to low-income families to help with the costs of childcare while they are temporarily ineligible for the State of Maine’s Child Care Affordability Program (CCAP).

HEDD also administers the Brownfields Program, which provides funding for assessment and cleanup of environmentally contaminated properties to facilitate redevelopment. The City’s Brownfields Assessment Fund and Revolving Loan Fund are important tools available to support land revitalization in Portland. In recent years, the City received a new round of Brownfields Grant Funding from the United States Environmental Protection Agency (EPA) for assessment work in the amount of \$500,000, and \$3 million in grant funds to recapitalize the City Brownfields Revolving Loan/Grant Fund for clean-up work. These funds have been, and will continue to be, used to assess and remediate contamination at several sites in the city, catalyzing projects that benefit Portland’s residents and

businesses. This past year, the City provided \$2.6 million in loans and grants to Avesta for environmental remediation of their property at 89 Elm Street, enabling the development of approximately 200 units of affordable housing. The City recently requested supplemental funding from the EPA to recapitalize its remediation funding so that the City can continue catalyzing development in Portland.

Housing availability and affordability continue to be a focus of the Council's Housing and Economic Development Committee (HEDC) and City officials. The HEDC recently recommended to the City Council approval of the 2025 Affordable Housing Development and TIF Application, drafted by HEDD staff. The City Council will be asked to approve this at its April 28, 2025 meeting, making available an estimated \$858,048 for investment in affordable housing, together with access to the City's Affordable Housing Tax Increment Financing Program. Housing and Community Development staff continue to process applications for funding to assist in the creation of workforce housing. In 2024, the City Council approved the use of over \$2.7 million for projects that, when completed, will create 203 new units of affordable housing. Staff is currently evaluating a new application requesting Affordable Housing Tax Increment Financing, which, if approved, would create eight new units of workforce homeownership housing. Additional applications are anticipated once the 2025 application is approved. Several projects financed by the City in previous years have recently been completed and are now occupied by tenants, including two projects on Winter Street completed by Community Housing of Maine, the Equinox and Winter Landing.

The HEDD also is a steward of the waterfront as the City is a major contributor to its economic vitality with ownership of the Portland Fish Pier, Portland Ocean Terminal/Maine State Pier, and Ocean Gateway. As part of the Confined Aquatic Disposal (CAD) Cell project, an economic impact study was done in 2020 which detailed revenue and employment from 95 identified marine businesses that generate \$650,000,000 in revenue and employ 2,250. Construction of the CAD Cell was completed in March 2025, followed by dredging the City's Maine State Pier and Ocean Gateway, and private pier at Turners Island. This will be followed with dredging for private and public pier owners beginning later this winter.

The Office of Economic Opportunity (OEO), housed within the HEDD, works directly with marginalized communities to provide economic opportunities and essential resources that empower them to thrive. The office acts as a connector, bringing together community organizations, businesses, and government agencies to tackle key issues of economic opportunity. In 2024, OEO launched a new and expanded Natural Helpers Program with 25 state and local partners. Twelve individuals, each representing a different organization, dedicated over 60 hours of service over four months. Together, they directly impacted 150 people, educated 225 individuals on available resources, assisted 17 with housing needs, connected 24 community members to better job opportunities, and helped 34 individuals access healthcare and mental health services. In recognition of their efforts, they graduated with a Mayoral Certificate of Honor from Mayor Dion. The 2025 cohort of the Natural Helpers program is currently halfway through its four-month fellowship, with 13 new participants enrolled. This program follows national best practices aimed at making government services and programs more inclusive. It is built on a partnership between the City and community leaders to help connect minority communities to the resources they need, supporting them in achieving a stable and sustainable lifestyle in Portland.

The Office of Economic Opportunity also offers several public-facing programs designed to support the community. These include the Legal Aid Clinic, one of the few resources in Portland offering low bono or pro bono legal services. This clinic helps individuals, especially those from underrepresented or low-income backgrounds, access affordable legal representation, which can otherwise be difficult to obtain. The ESOL Collaborative brings together eight English language learners (ELL) practitioners from across Southern Maine. These practitioners offer English classes through various programs, including adult education and grassroots organizations like Root Cellar and In Her Presence, helping individuals improve their language skills and better integrate into the community. The Shop Around the World Initiative supports and promotes Portland's ethnic and minority-owned businesses by showcasing them at the Woodford's Corner Farmers Market. This initiative helps these businesses gain

visibility and connect with the broader community, offering them exposure they might not otherwise receive. Additionally, OEO recently received a grant from the John T. Gorman Foundation to expand and launch a new version of the Portland Professional Connectors Program, in partnership with the Portland Regional Chamber of Commerce. This program aims to provide workforce support and soft skills training to over 200 Portland residents, helping them build the skills necessary for career success.

Our Permitting and Inspections Department continues to see its workload increase. In FY24, we saw averages of more than 100 permits applied for each week, more than 250 inspections performed each week, more rental units added to the City, and business licenses continuing to be applied for in vacant storefronts. Those averages have continued through the first half of FY25. In the second half of the year, a new State Building Code was adopted and any permit applied for after April 7, 2025 will need to be compliant with the new code.

In FY24, permitting staff processed 5,432 building permits applications, and the City's five Building Inspectors performed 8,383 inspections. The Business Licensing office is consistently busy with new businesses and renewal business license applications. In FY24, staff issued 1,565 business licenses and performed 1,347 Health Inspections. That office also issued 92 Marijuana Licenses and performed 306 Marijuana Inspections.

In the Housing Safety Office, this division is required to collect data on more than 20,000 units, staff the Rent Board, and investigate illegal rent increases. This work is in addition to the safety inspections we conduct on rental units in Portland. The City's Housing Safety Inspectors performed 3,557 inspections in FY24. The Rent Control Office was staffed halfway through FY24. In the first half of the fiscal year, the Housing Safety Inspectors performed 109 inspections on reported Rent Control Violations. In the second half, the Rent Control Staff performed 2,415 unit inspections. These account for 44 complaints and 2,371 proactive inspections. The office issued Long Term licenses for 19,217 units. They also issued 904 Short-Term Rental unit licenses.

The Portland International Jetport continued its strong passenger growth in 2024 serving an all-time record 2.4 million total passengers, which was up 9.8% over the prior year. This was driven by seven all-time record months for passenger volumes, including six consecutive months from May - October 2024 during Maine's busy tourism season. The Jetport is currently served by eight airlines. These include year-round service from American, Breeze, Delta, Frontier, JetBlue, Southwest, and United; and seasonal service from Sun Country. Additionally, Avelo Airlines has announced it will commence seasonal service from the Jetport in May 2025. The Maine State Aviation System Plan was released in December 2024 and noted the Jetport provides an economic benefit to the state of \$1.175 billion, supporting over 10,000 jobs, and providing state and local tax revenues of \$86.5 million.

The Jetport continued its long standing industry recognition for exceptional customer service receiving the Airports Council International's Best Airport of Two to Five Million Passengers, Most Dedicated Staff in North America, and Easiest Airport Journey in North America. These recognitions wouldn't be possible without the strong support of Jetport projects by the City Council in 2024. The City Council appropriated local Jetport and federal aviation grant funds exceeding \$34 million in 2024 in support of important airfield safety, passenger accessibility, and building maintenance projects.

In FY25, the Sustainability Office conducted two successful rounds of Electrify Everything! Programming. DIY Electrify!, which launched in the spring of 2024, concluded on December 31. Its purpose was to provide incentives to low and moderate Portland residents with \$250 rebates toward the purchase of weatherization supplies or small electric appliances in order to reduce the use of fossil fuels and improve indoor air quality, especially in small apartments with poor ventilation. We were pleased to provide rebates to 191 residents, 74% of which were people who live in an apartment. We are currently in the midst of the second round of our popular Electrify Bikes! program, which covers 60% of the cost of an ebike for income eligible residents. By the end of June 2025, we anticipate helping an additional 35 residents get on a safe, locally purchased e-bike that will allow them to move about the city without driving a car.

During the past year we expanded the Sustainable Neighborhood program in order to help residents across the city build stronger connections with their neighbors. Research shows that neighborhoods where community members know each other fare better during a crisis and recover more quickly from storms and disasters. In September 2024, we created neighborhood block party kits and neighborhood clean up kits to provide two low barrier ways for residents to collaborate with each other. Residents who want to host a block party can borrow a kit that contains fun games, name tags, sidewalk chalk, amongst other things. The Sustainability Office helps the residents get a permit, if required, and helps promote the party to the neighborhood. Between Labor Day and mid-November, we supported 12 neighborhood block parties. If a resident wants to host a neighborhood clean up, we lend them a kit with supplies such as trash grabbers, bags, and gloves. If desired, we help the resident spread the word to neighbors about the pick up event. Upon completion, we coordinate with Public Works to collect the trash. We supported 10 neighborhood clean ups last fall. The Sustainability Office also coordinated a series of events to build raised beds in community gardens. In collaboration with Cultivating Community, we hosted four separate events that attracted more than 150 volunteers.

Later this spring we will launch our Neighborhood Micro-Grant program that will provide residents with a grant of up to \$400 to do a neighborhood based project that involves neighbors in a community action. This could be installing pollinator gardens, helping each other weatherize their homes, or building raised garden beds. We will provide some ideas, but residents will be encouraged to devise projects that are meaningful to them and their neighbors.

The winter storms in January 2024 helped focus the community on the impacts that climate change will have on Portland. We have placed a strong emphasis on educating City staff and community members about climate hazards and vulnerabilities. Internally, we convened the Resilience Working Group, which is an interdepartmental team with representatives from most City Departments who gather to discuss City infrastructure and ways to improve its resilience in the face of sea level rise and other natural hazards. This group will continue to meet in the upcoming year and lay the groundwork for a risk based asset management tool that will help us assess the vulnerability of City-owned assets such as roads, buildings, piers, and stormwater structures. To help the public better understand climate resilience we have met with numerous groups and held workshops with Portland Public School students, Leadership Portland, civic groups, and waterfront stakeholders. This work will continue in the upcoming year to lay the groundwork for the development of a community resilience plan in a subsequent year.

Furthering our commitment to our environment and open spaces, our Parks, Recreation and Facilities Department budget supports many community and Council priorities, from maintaining 67 parks and 30 city and school playgrounds, to the planting of 200 trees annually. The budget supports beautification and enjoyment of the city through the Parks Division, which oversees planting of perennial plants, tulip beds, urban meadows and orchards, oversight of eight miles of multi-use bike paths, and basic maintenance of our 67 parks and open spaces spread over 1,400 acres. The budget supports the Portland Youth Corps, which engages youth of diverse backgrounds in career exploration, service in our parks, and outdoor adventure. The budget also supports Recreational activities for the community such as the Before and After School Program with 1,000 participants, a youth basketball league with 500 participants, a Senior Adult program with over 500 participants, three city pools, and the Riverside Golf Course. Our Public Assembly Division runs our city venues and cultural institutions such as Merrill Auditorium, The James A. Banks, Sr. Portland Expo, Troubh Ice Arena, and Ocean Gateway. Our Custodial Division cleans all City buildings, and cleans our public park toilets daily. And our Cemetery Division budget supports maintenance and operation of 13 City cemeteries, including 11 historic cemeteries that are largely full, and Evergreen Cemetery and Forest City Cemetery which are still active and offer families a beautiful location to bury and remember loved ones.

CONCLUSION

I would like to thank Finance Director Brendan O'Connell and the Finance Department staff, Assistant City Managers Greg Jordan and Dena Libner, Human Resources Director Anne Torregrossa, and

389 Congress Street, Portland, Maine 04101 | 207-874-8689 | citymanager@portlandmaine.gov

Communications Director Jessica Grondin for their assistance in developing this budget recommendation and presentation, as well as the hard work and diligence of all of the Department Directors and their staff in developing their budget requests.

I'd also like to thank all City employees for all the work they've done in helping us address some extremely complex issues over this last year, as well as the exemplary municipal services they continue to provide each and every day. I'm proud of how we all worked together to keep our community strong.

Finally, I'd like to thank the Council for advising us on your priorities and working collaboratively as we prepared and now review this recommended budget and discuss various policy options mentioned above in more detail in the weeks ahead.

Sincerely,

Danielle P. West
City Manager

CITY OF PORTLAND, MAINE
COMPARATIVE BUDGET PLAN FY 2026
July 1, 2024 - June 30, 2025
July 1, 2025 - June 30, 2026

		FY25	FY26	FY26 CM Rec / FY25 \$ +/()
City General Fund Revenues				
	31 Property Taxes	\$107,915,686	\$115,430,182	\$7,514,496
	31 Other Local Taxes	2,320,022	4,228,477	1,908,455
	32 Licenses & Permits	7,430,794	8,619,540	1,188,746
	33 Intergovernmental Revenue	33,937,410	21,959,353	(11,978,057)
	34 Charges for Services	43,475,199	48,177,619	4,702,420
	35 Fines, Forfeits and Penalties	2,396,804	2,587,135	190,331
	36 Use of Money and Property	17,230,269	18,291,950	1,061,681
	39 Other Sources	57,520,587	57,003,510	(517,077)
	Fund Balance Use / (Restoration)	4,200,000	8,800,000	4,600,000
	Total General Fund Revenues	\$276,426,771	\$285,097,766	\$8,670,995
City General Fund Expenditures				
100-11	<i>City Council</i>	\$495,202	\$554,886	\$59,684
100-12	<i>City Clerk</i>	811,842	869,026	57,184
100-13	<i>Executive</i>	1,496,731	1,618,794	122,063
100-14	<i>Assessor</i>	644,687	851,874	207,187
100-15	Finance Administration	1,506,175	1,557,717	51,542
	Treasury	880,051	889,624	9,573
	<i>Total Finance</i>	2,386,226	2,447,341	61,115
100-16	<i>Legal</i>	1,166,929	1,307,446	140,517
100-17	<i>Human Resources</i>	1,614,127	1,680,747	66,620
100-18	Parking Administration	1,577,188	1,575,807	(1,381)
	Elm Street Garage	307,601	327,125	19,524
	Spring Street Garage	620,213	609,962	(10,251)
	Temple Street Garage	120,450	121,800	1,350
	<i>Total Parking/Garages</i>	2,625,452	2,634,694	9,242
100-19	Economic Development Admin	997,955	1,020,107	22,152
	Portland Development Corp	40,122	42,352	2,230
	Housing & Community Development	738,789	834,035	95,246
	<i>Total Housing & Economic Development</i>	1,776,866	1,896,494	119,628
100-21	Police Administration	1,531,368	1,590,363	58,995
	Uniformed Operations Group	13,742,524	13,310,915	(431,609)
	Bureau Investigative Services	2,795,120	3,467,795	672,675
	Operations Support Services	1,138,617	1,273,309	134,692
	Jetport Security	582,271	703,876	121,605
	<i>Total Police</i>	19,789,900	20,346,258	556,358

100-22	Fire Administration	1,111,944	1,175,147	63,203
	Code Enforcement & Comm Svcs	407,163	405,844	(1,319)
	Field Operations	17,384,147	18,742,973	1,358,826
	Operations Support Services	1,128,661	1,191,546	62,885
	Air Rescue	1,797,728	1,726,759	(70,969)
	<i>Total Fire</i>	21,829,643	23,242,269	1,412,626
100-23	<i>Dispatch Services</i>	3,804,750	4,585,476	780,726
100-24	Planning & Urban Development Admin	284,039	259,723	(24,316)
	Planning	1,454,747	1,498,170	43,423
	<i>Total Planning & Urban Development</i>	1,738,786	1,757,893	19,107
100-25	Permitting & Inspections Administration	221,196	236,112	14,916
	Inspections	1,480,108	1,669,548	189,440
	Housing Safety	858,512	1,003,189	144,677
	Business Licensing	390,017	419,516	29,499
	<i>Total Permitting & Licensing</i>	2,949,833	3,328,365	378,532
100-29	<i>Information Technologies</i>	3,419,321	3,365,861	(53,460)
100-31	Public Works Administration	870,734	772,751	(97,983)
	Streets	2,051,668	2,205,898	154,230
	Solid Waste	3,580,326	3,346,490	(233,836)
	Communications	227,292	239,267	11,975
	Portland Downtown District	491,650	652,865	161,215
	Winter Operations	1,602,467	1,646,072	43,605
	Island Services	1,084,221	1,167,817	83,596
	Traffic & Transportation Operations	1,844,982	2,040,752	195,770
	Transportation Engineering	535,969	560,448	24,479
	Engineering	1,534,314	1,601,497	67,183
	Fleet Services	4,663,496	4,640,319	(23,177)
	<i>Total Public Works</i>	18,487,119	18,874,176	387,057
100-33	Parks Rec & Facilities Admin	759,844	822,204	62,360
	Parks	1,441,574	1,622,069	180,495
	Forestry	966,285	1,046,482	80,197
	Athletic Facilities	1,004,626	1,154,495	149,869
	Cemeteries	703,355	756,406	53,051
	Recreation	2,030,852	2,303,302	272,450
	Aquatics	562,649	591,562	28,913
	Golf Course	1,282,069	1,345,894	63,825
	Golf Course Restaurant	34,960	23,400	(11,560)
	Ice Arena	583,989	629,773	45,784
	Public Assemblies	1,095,474	1,260,378	164,904
	Concessions	635,261	811,140	175,879
	Custodial Services	1,247,638	1,368,143	120,505
	Merrill Auditorium	225,296	237,149	11,853
	<i>Total Parks Rec & Facilities</i>	12,573,872	13,972,397	1,398,525
100-35	Public Bldgs & Waterfront Admin	488,116	482,719	(5,397)
	Trades	685,516	709,492	23,976
	School HVAC	745,159	719,924	(25,235)
	Public Safety Bldg.	291,720	291,730	10
	City Hall	2,313,666	2,127,491	(186,175)
	Merrill Auditorium (PB)	298,965	298,965	-

	Hadlock Stadium	312,570	350,570	38,000
	Expo Building	281,900	281,900	-
	Canco Road Buildings	411,530	407,630	(3,900)
	Other Public Buildings	233,147	245,025	11,878
	Waterfront	1,582,727	1,570,113	(12,614)
	<i>Total Public Buildings & Waterfront</i>	7,645,016	7,485,559	(159,457)
100-44	HHS - Administration	646,585	793,870	147,285
	Public Health	3,892,451	4,074,557	182,106
	Social Services	32,758,139	28,652,282	(4,105,857)
	Barron Center	15,990,597	18,332,608	2,342,011
	<i>Total HHS</i>	53,287,772	51,853,317	(1,434,455)
100-47	<i>Debt Service</i>	60,312,600	60,899,384	586,784
100-48	<i>Public Library</i>	4,891,900	5,136,495	244,595
100-51	<i>Pension</i>	11,471,999	11,471,999	-
100-52	Health Insurance	22,784,508	26,981,884	4,197,376
	Workers' Comp	1,834,700	1,714,400	(120,300)
	FICA	1,578,873	1,578,873	-
	Group Life	260,451	260,451	-
	Unemployment	100,000	100,000	-
	<i>Total Employee Benefits</i>	26,558,532	30,635,608	4,077,076
100-61	<i>Contingency</i>	250,000	250,000	-
100-62	<i>Liability Insurance</i>	1,190,750	1,258,404	67,654
100-65	Regional Transportation Program	80,028	70,000	(10,028)
	Contributions	537,816	621,050	83,234
	<i>Total Memberships/Contributions</i>	617,844	691,050	73,206
100-67	<i>Wage Adjustment</i>	1,082,547	-	(1,082,547)
	Total General Fund Expenditures	264,920,246	273,015,813	8,095,567
100-63	<i>County Tax</i>	8,414,304	9,082,446	668,142
100-65	<i>Metro Assessment</i>	3,092,221	2,999,507	(92,714)
	Total General Fund and Assessments	\$276,426,771	\$285,097,766	8,670,995

Enterprise Fund Revenues

31	Property Taxes, Current Year	-	-	-
32	Licenses & Permits	\$7,200	\$5,050	(\$2,150)
33	Intergovernmental	123,200	123,200	-
34	Charges for Services	40,189,434	40,184,826	(4,608)
36	Use of Money and Property	34,662,302	37,857,335	3,195,033
39	Other Sources	537,760	537,760	-
	Fund Balance Use / (Surplus)	1,080,389	1,080,260	(129)
	Total Enterprise Fund Revenues	76,600,285	79,788,431	3,188,146

Enterprise Fund Expenditures

530	<i>Fish Pier</i>	\$417,706	\$417,522	(\$184)
570	Sewer Finance Admin	99,106	104,038	4,932
	Sewer Public Works Admin	968,148	949,561	(18,587)
	Sewer Operations	2,977,494	3,251,188	273,694
	Sewer Communications	74,685	78,967	4,282
	Sewer Engineering	715,695	733,388	17,693
	Sewer Debt Service	10,228,388	9,998,373	(230,015)
	Sewer Fringe Benefits	1,599,999	1,674,920	74,921
	Sewer PWD Assessment	17,076,516	18,137,448	1,060,932
	<i>Total Sewer</i>	33,740,031	34,927,883	1,187,852
571	Stormwater Finance Admin	298,378	307,228	8,850
	Stormwater Management	2,464,142	2,575,341	111,199
	Stormwater Debt Service	4,306,960	4,024,875	(282,085)
	Stormwater Fringe Benefits	441,578	456,945	15,367
	<i>Total Stormwater</i>	7,511,058	7,364,389	(146,669)
583	Jetport Admin	1,293,932	1,350,885	56,953
	Jetport Marketing	545,480	610,565	65,085
	Jetport Fringe, Indirects & Chargebacks	5,698,633	5,922,615	223,982
	Jetport Field	5,540,593	5,928,840	388,247
	Jetport General Aviation	19,584	20,112	528
	Jetport Operations	3,082,409	3,632,294	549,885
	Jetport Terminal	11,009,925	9,531,611	(1,478,314)
	Jetport Parking	5,767,060	5,071,620	(695,440)
	Jetport Airfield Deicing	740,376	769,527	29,151
	Jetport Anticipated Surplus	1,233,498	4,980,498	3,747,000
	<i>Total Jetport</i>	34,931,490	37,818,567	2,887,077
	Total Enterprise Fund Expenditures	\$76,600,285	\$80,528,361	\$3,928,076
	Total City Expenditures	\$353,027,056	\$365,626,127	\$12,599,071
	School Department Revenues			
	Property Taxes	\$119,402,624	\$127,197,893	\$7,795,269
	Local Revenue	6,015,010	6,005,902	(9,108)
	State Subsidy	23,945,353	24,575,422	630,069
	Surplus Use	4,682,780	4,993,671	310,891
	<i>Total School Revenues</i>	\$154,045,767	\$162,772,888	\$8,727,121
	School Department Expenditures			
	<i>Public Schools</i>	\$154,045,767	162,772,888	8,727,121
	Total City and Schools Expenditures	\$507,072,823	528,399,015	21,326,192

CITY OF PORTLAND, MAINE
FY2026 Non-Tax Revenue
Excludes Taxes & Surplus
Finance Committee's Recommendation

Department	FY24 Collected	FY25 Est (budget)	FY25 Proj	FY26 Est (budget)	FY26 Est vs FY25 Est (budget)	%
General Fund Revenues:						
City Council	\$5,000	\$5,000	\$5,000	\$5,000	\$0	0.0%
City Clerk	240,417	239,809	262,890	306,953	67,144	28.0%
Executive	936,599	1,009,234	1,142,429	924,532	(84,702)	-8.4%
Assessor	692	1,000	1,000	1,000	-	0.0%
Finance	43,414,997	37,649,584	39,324,855	34,571,358	(3,078,226)	-8.2%
Legal	265,096	233,750	240,750	233,537	(213)	-0.1%
Human Resources	71,420	86,088	86,088	71,420	(14,668)	-17.0%
Parking	11,421,807	11,390,861	11,444,823	11,552,224	161,363	1.4%
Housing & Economic Dev	1,344,893	1,676,866	1,644,021	1,796,494	119,628	7.1%
Police	1,987,358	2,463,329	2,570,160	2,676,610	213,281	8.7%
Fire	5,762,006	6,295,867	4,874,592	6,427,199	131,332	2.1%
Dispatch Services	1,821,100	1,791,996	1,806,440	2,100,916	308,920	17.2%
Planning & Development	777,384	685,850	971,157	697,769	11,919	1.7%
Permitting & Inspections	6,301,790	5,639,613	9,154,728	6,714,934	1,075,321	19.1%
Information Technology	343,532	412,663	382,988	359,568	(53,095)	-12.9%
Public Works	6,357,407	6,795,344	6,795,344	6,726,041	(69,303)	-1.0%
Parks, Rec & Facilities	9,214,078	8,868,401	9,296,190	10,086,475	1,218,074	13.7%
Public Bldgs & Waterfront	4,257,746	5,513,547	5,792,173	5,441,897	(71,650)	-1.3%
HHS--Administration	-	-	-	53,274	53,274	-
HHS--Public Health	2,066,304	2,738,989	2,364,989	2,948,981	209,992	7.7%
HHS--Social Services	32,592,188	22,688,516	21,625,556	9,251,701	(13,436,815)	-59.2%
HHS--Barron Center	14,842,055	20,485,155	19,086,782	23,036,267	2,551,112	12.5%
Debt Service Reimb.	24,919,183	33,186,239	33,186,239	35,585,367	2,399,128	7.2%
Employee Benefits	7,607,240	8,178,058	8,178,058	8,385,431	207,373	2.5%
Insurance	202,256	276,552	304,523	305,407	28,855	10.4%
Memberships / Other	563,566	563,566	563,566	563,566	-	0.0%
Wage Adjustment	-	27,186	27,186	27,186	-	0.0%
Total General Fund:	\$177,316,114	\$178,903,063	\$181,132,527	\$170,851,107	(\$8,051,956)	-4.5%

City of Portland, Maine
Tax Levy by Budget Category
FY26 City Manager's Recommendation

Department	FY 2026 Tax Levy	% of Taxes
Debt Service	25,314,017	21.9%
Police	18,878,758	16.4%
Fire	17,886,180	15.5%
Health & Human Services	15,674,205	13.6%
Public Works	11,685,285	10.1%
County Tax	9,082,446	7.9%
Library	5,136,495	4.4%
Parks, Rec & Facilities	3,913,978	3.4%
General Government	2,892,361	2.5%
Metro	2,505,941	2.2%
Dispatch Services	2,460,516	2.1%
	115,430,182	100.0%

-

FTE Reconciliation

General Fund:	FY20	FY21	FY22	FY23	FY24	FY25	FY26	+/- Chg
							CM Proposed	
City Council	-	-	-	-	-	-	-	-
City Clerk	7.9	7.9	7.9	8.6	8.7	8.3	8.0	(0.3)
Executive	9.5	8.5	8.5	10.5	12.5	13.0	13.0	-
Assessor	5.9	5.7	5.9	5.9	5.9	6.9	7.6	0.7
Finance	25.0	24.4	25.0	25.0	25.0	25.6	25.6	-
Legal	7.0	7.0	8.0	9.0	9.0	9.0	9.0	-
Human Resources	10.5	11.3	11.5	12.0	13.6	14.6	15.3	0.7
Parking	30.0	29.0	29.2	29.2	29.0	29.0	28.8	(0.2)
Housing/Econ. Development	7.0	16.0	16.0	16.8	15.8	14.8	16.0	1.2
Police	227.0	224.0	189.0	187.0	187.0	190.0	190.0	-
Fire	226.0	224.0	224.0	226.0	229.0	229.0	229.3	0.3
Dispatch Services	-	-	36.0	36.0	37.0	37.0	37.0	-
Planning/Urban Development	24.0	17.0	17.0	17.0	17.0	17.0	17.0	-
Permitting/Inspections	28.5	30.8	35.0	36.0	40.0	40.0	40.0	-
Information Technologies	16.0	16.0	15.8	16.0	19.0	19.1	19.0	(0.1)
Public Works	131.5	122.1	126.5	129.0	129.5	135.5	137.5	2.0
Parks & Recreation	141.7	116.4	113.7	126.7	130.4	134.8	138.8	4.0
Public Buildings/Waterfront	24.5	22.0	24.0	24.4	24.6	26.6	25.6	(1.0)
HHS - Administration	4.0	4.0	4.0	5.0	5.0	6.0	8.0	2.0
HHS - Public Health	28.3	32.3	32.8	38.4	36.6	40.6	40.4	(0.2)
HHS - Social Services	93.5	94.5	96.2	118.0	163.6	221.8	222.8	1.0
Barron Center	246.8	237.6	245.0	244.8	202.2	204.2	215.8	11.6
Total HHS	372.6	368.4	378.0	406.2	407.4	472.6	487.0	14.4
General Fund Total:	1,294.6	1,250.5	1,271.0	1,321.3	1,340.4	1,422.8	1,444.5	21.7
		-3%	2%	4%	1%	6%	2%	
Enterprise Funds:								
Sewer Fund	33.0	34.0	34.0	34.0	34.0	34.0	34.0	-
Stormwater Fund	10.0	9.0	10.0	10.0	10.0	10.0	10.0	-
Jetport Fund	59.0	57.0	57.0	58.0	58.0	60.0	64.0	4.0
Enterprise Fund Total:	102.0	100.0	101.0	102.0	102.0	104.0	108.0	4.0
		-2%	1%	1%	0%	2%	4%	
Total City Employees:	1,396.60	1,350.50	1,372.00	1,423.30	1,442.40	1,526.80	1,552.50	25.7
		-3%	2%	4%	1%	6%	2%	

MEMORANDUM
City Council Agenda Item

FROM: Greg Jordan, Assistant City Manager

DATE: April 1, 2025

SUBJECT: Resolve 8-24/25 Calling for the City of Portland to Adopt the Greater Portland Council of Government's Regional Vision Zero Action Plan - Sponsored by the Sustainability and Transportation Committee, Regina Phillips, Chair

SPONSOR: Councilor Regina Phillips, Chair of the Sustainability and Transportation Committee; meeting held on March 12, 2025 meetings, and the vote was 3-0 to forward this to the City Council with a recommendation for approval.

(If sponsored by a Council committee, include the date the committee met and the results of the vote.)

COUNCIL MEETING DATE ACTION IS REQUESTED:

1st Reading

Final Action

Can action be taken at a later date: Yes

Does this item involve a new contract with the City: No

PRESENTATION: Councilor Regina Phillips and/or Assistant City Manager Greg Jordan can provide summary remarks.

I. SUMMARY

Adoption of the Resolution would express the City's support for adopting the Greater Portland Council of Governments' (GPCOG) Vision Zero Action Plan and commit to a goal of eliminating all traffic fatalities and serious injuries by the year 2045.

II. AGENDA DESCRIPTION

The Sustainability and Transportation Committee reviewed this item at its March 12, 2025 meeting, and voted 3-0 to forward this to the City Council with a recommendation for approval.

Adoption of the Resolution would express the City's support for adopting the Greater Portland Council of Governments' (GPCOG) Vision Zero Action Plan and commit to a goal of eliminating all traffic fatalities and serious injuries by the year 2024. Additionally, the Resolution outlines a roadmap of tasks and initiatives that are in alignment with Council Resolution #6 approved on March 3, 2025, and will organize work by staff and the Sustainability and Transportation Committee to make progress on the Vision Zero goal over the short and long-term.

Five affirmative votes are required for passage after public comment.

III. BACKGROUND

Vision Zero is a traffic safety initiative aimed at eliminating traffic-related fatalities and serious injuries by prioritizing human life in transportation planning. Originating in Sweden in the 1990s, it is based on the principle that people make mistakes, but streets should be designed to prevent those mistakes from causing death or serious harm. The approach relies on data-driven policies, safe street design, speed management, enforcement, and public education, with a focus on protecting vulnerable road users such as pedestrians and cyclists. Vision Zero emphasizes shared responsibility among government agencies, engineers, law enforcement, and the public, promoting equity by ensuring that safety improvements benefit all communities.

The Greater Portland Council of Governments' (GPCOG) Vision Zero Action Plan was adopted on May 23, 2023. The plan identifies high-risk corridors and intersections based on crash history, road design, and equity considerations, and recommends targeting investments where fatalities and severe injuries are most likely to occur. The plan offers a wide range of strategies that cities and towns can implement independently and in partnership with regional and state agencies. Many of the key actions focus on redesigning streets for lower speeds, enhancing pedestrian and cyclist infrastructure, expanding public transit accessibility, and implementing data-driven enforcement strategies. It also emphasizes ongoing monitoring and updates to ensure safety initiatives remain responsive to new data and community needs.

The Resolution outlines a roadmap of tasks and initiatives that are in alignment with Council Resolution #6 approved on March 3, 2025, and will organize work by staff and the Sustainability and Transportation Committee to make progress on the Vision Zero goal over the short and long-term. These initiatives included developing a Vision Zero Quick Action Plan, updating the City's Complete Streets Policy, revising the City Technical Manual, engineering longer-term solutions into the City's infrastructure and transportation systems as part of the development of a Comprehensive Transportation Plan, and providing regular progress reporting supported by crash statistics, analysis, and trends.

IV. INTENDED RESULT AND/OR COUNCIL GOAL ADDRESSED

The intended result of this item is to set the City on a path toward eliminating all traffic fatalities and serious injuries by 2045. This item supports City Council Goal 1: Diversity, Equity and Inclusion and Goal 2: One Climate Future.

V. FINANCIAL IMPACT

Adopting GPCOG's plan does not by itself commit the City to allocate funding or expend resources. However, the plan would serve as a foundation for selecting and implementing various measures and/or design solutions which may increase or create new costs in the future. The plan would serve as a foundation for advancing new programs and projects aimed at improving transportation safety. City Council approval would be needed for such initiatives as with any new program or project for which new funding appropriations are requested.

VI. STAFF ANALYSIS AND BACKGROUND

Staff Analysis that will not appear in the Agenda Description.

VII. RECOMMENDATION

The Sustainability and Transportation Committee reviewed this item at its February 12, 2025, and March 12, 2025 meetings, and voted 3-0 to forward this to the City Council with a recommendation for approval.

VIII. LIST ATTACHMENTS

1. Resolve - Vision Zero
2. ST Committee_Vision Zero_02-12-2025
3. GPCOG Vision Zero Slide Deck_02-12-2025
4. Public Comment - Resolve 8

Prepared by:

Greg Jordan, Assistant City Manager

Date: 04/01/2025

MARK DION (MAYOR)
PIOUS ALI (A/L)
APRIL D. FOURNIER (A/L)
BENJAMIN GRANT (A/L)

CITY OF PORTLAND
IN THE CITY COUNCIL

SARAH MICHNIEWICZ (1)
WESLEY PELLETIER (2)
REGINA L. PHILLIPS (3)
ANNA BULLETT (4)
KATE SYKES (5)

**RESOLUTION CALLING FOR THE CITY OF PORTLAND TO ADOPT THE GREATER
PORTLAND COUNCIL OF GOVERNMENT'S REGIONAL VISION ZERO ACTION PLAN**

WHEREAS, the safety and well-being of all residents and visitors are urgent and paramount concerns for the City of Portland; and

WHEREAS, the Centers for Disease Control and Prevention reports traffic crashes are among the leading causes of deaths nationally and in Maine, due to the convergence of dangerous driving behavior and human error with legacy transportation systems that inadequately prioritize and protect pedestrians and bicyclists; and

WHEREAS, traffic fatalities and serious injuries are preventable occurrences that necessitate proactive and comprehensive measures; and

WHEREAS, children, older adults, people of color, individuals with disabilities, those experiencing homelessness, and people with low incomes are disproportionately affected by the risk of serious traffic injuries and fatalities; and

WHEREAS, the Vision Zero approach emphasizes a Safe System framework, recognizing that human errors and misjudgments are inevitable and that transportation systems can and should be designed to ensure such errors do not result in severe injuries or fatalities; and

WHEREAS, the Greater Portland Council of Governments (GPCOG) has developed a Vision Zero Plan aiming to eliminate all fatalities and serious injuries resulting from traffic crashes in the Greater Portland region by 2045; and

WHEREAS, successful Vision Zero programs result from strong community support, effective partnerships across public, private and non-profit sectors and with school districts, and in alignment with related municipal ordinances, policies, and plans; and

WHEREAS, the Portland Area Comprehensive Transportation System (PACTS), which is the region's federally designated Metropolitan Planning Organization (MPO), and of which the City of Portland is a member, adopted the regional Vision Zero Plan in 2023; and,

WHEREAS, the City of Portland recognizes its obligation to work with the Maine Department of Transportation on roads under the State's jurisdiction.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Portland

adopts the goal of eliminating all traffic fatalities and serious injuries by the year 2045; and

BE IT FURTHER RESOLVED, that the City endorses and adopts GPCOG's Vision Zero Plan as the guiding framework for achieving this goal; and

BE IT FURTHER RESOLVED, that the Sustainability and Transportation Committee will oversee development of a Vision Zero Quick Action Plan for the City of Portland, which shall be completed no later than June 30, 2025, which will include steps that can be implemented in the short-term in general alignment with City Council Resolution #6, *A Resolution to Immediately Address Pedestrian Safety Crisis in Portland*; and which will be subject to review and approval by the City Council; and

BE IT FURTHER RESOLVED, that the Sustainability and Transportation Committee will oversee an update of the City's Complete Streets Policy based on the Vision Zero guiding framework, which shall be completed no later than September 30, 2025 and shall be subject to review and approval by the City Council; and

BE IT FURTHER RESOLVED, that the City Manager is encouraged to direct staff to update the City's Technical Manual based on the Vision Zero guiding framework and updated Complete Streets policy, subject to review and approval by the Planning Board; and

BE IT FURTHER RESOLVED, that the City's Comprehensive Transportation Plan, subject to funding as part of the FY 2026 Capital Improvement Plan, will be grounded in the Vision Zero guiding framework and Complete Streets Policy; and shall serve as the principle vehicle through which long-term changes are implemented to the City's transportation systems and infrastructure, subject to all required concurrences from external public agencies; and

BE IT FURTHER RESOLVED, that these efforts are to be implemented in close coordination and consultation with diverse communities across the City including those populations most at risk, as well as relevant public, private and non-profit stakeholders and partners; and

BE IT FURTHER RESOLVED, that the City Manager is encouraged to provide an annual report to the City Council detailing progress toward the Vision Zero goal, including metrics on traffic fatalities and serious injuries, implementation status of action items, and recommendations for adjustments to strategies as necessary.



To: Sustainability and Transportation Committee
Councilor Regina Phillips, Chair

MEETING DATE

February 12, 2025

AGENDA ITEM

Agenda Item 3A – Vision Zero

PURPOSE

Review the Greater Portland Council of Government's (GPCOG) Vision Zero plan and consider next steps for the City of Portland.

COMMITTEE WORK PLAN/CITY COUNCIL GOAL ALIGNMENT

At its February 12, 2025 meeting, committee members and attendees expressed a desire to explore GPCOG's Vision Zero plan and consider how to integrate into the City's planning, programs and projects.

BACKGROUND/ANALYSIS

Vision Zero is a traffic safety initiative aimed at eliminating traffic-related fatalities and serious injuries by prioritizing human life in transportation planning. Originating in Sweden in the 1990s, it is based on the principle that people make mistakes, but streets should be designed to prevent those mistakes from causing death or serious harm. The approach relies on data-driven policies, safe street design, speed management, enforcement, and public education, with a focus on protecting vulnerable road users such as pedestrians and cyclists.

Vision Zero emphasizes shared responsibility among government agencies, engineers, law enforcement, and the public, promoting equity by ensuring that safety improvements benefit all communities.

The Greater Portland Council of Governments' (GPCOG) [Vision Zero Action Plan](#) was adopted on May 23, 2023. It was developed through extensive data analysis, community engagement, and policy research to eliminate traffic fatalities and serious injuries by 2045. The process began in early 2022 with a directive from the PACTS Policy Board, leading to a year-long effort that included peer reviews of other Vision Zero plans, crash data analysis from 2016 to 2022, and public input gathered through surveys, mapping exercises, and region-wide meetings. The plan identifies high-risk corridors and intersections based on crash history, road design, and equity considerations, and recommends targeting investments where fatalities and severe injuries are most likely to occur. The plan offers a wide range of strategies that cities and towns

can implement independently and in partnership with regional and state agencies. Many of the key actions focus on redesigning streets for lower speeds, enhancing pedestrian and cyclist infrastructure, expanding public transit accessibility, and implementing data-driven enforcement strategies. It also emphasizes ongoing monitoring and updates to ensure safety initiatives remain responsive to new data and community needs.

To the extent Vision Zero goals and approaches are consistent with the committee's and City Council's priorities, there are several directions in which the City can proceed:

1. **Adopt the GPCOG plan by City Council Resolution.** This approach leverages the work already completed by GPCOG and allows the City to focus on integrating the plan's principles into transportation planning, and advancing programs and projects that could achieve the plan's foundational goal. Adopting GPCOG's plan would immediately enhance the City's eligibility and competitiveness for the US Department of Transportation's *Safe Streets and Roads for All* (SS4A) Grant Program (subject to grant program continuation).
2. **Develop and adopt a Vision Zero plan specific to Portland.** The GPCOG plan is regional by nature, but does a good job of identifying higher risk roads and locations. A Vision Zero plan focused on Portland would allow a deeper level of analysis and identification of more specific programs and projects aimed at the City's needs. This effort would require new funding, consultant assistance, and take 12-18 months to complete.
3. **Take no action, but integrate Vision Zero principles in transportation planning and project development as opportunities arise.** The committee could forego supporting the adoption of any formal plans and recommend that staff incorporate appropriate design solutions and advance programs in accordance with the existing Complete Streets Policy (2012), and seek committee/council direction on a case by case basis.

FISCAL IMPACT

Adopting GPCOG's plan (Option 1) does not commit the City to allocate funding or expend resources. However, the plan would serve as a foundation for integrating new design solutions into transportation projects which may increase project costs. Additionally, the plan would serve as a foundation for advancing new programs and projects aimed at improving transportation safety. City Council approval would be needed for such initiatives as with any new program or project for which new funding appropriations are requested.

Option 2 would cost \$100,000-\$300,000 to complete the plan, depending on the scope, and require new funding. As with Option 1, once the plan is adopted, it would be a foundation for changes to future transportation projects and proposed programs subject to City Council approval.

Option 3 would not carry any short-term cost, and would be unlikely to create any material future cost differences compared to today's transportation planning priorities.

CONCLUSION(S)

This item is for discussion and direction. Should the committee express support for Option 1, then staff would draft and present to the committee (in March) a proposed City Council resolution.

PRIOR COUNCIL/COMMITTEE REVIEW

N/A

PREPARED BY

Troy Moon
Sustainability Director
Executive Department

Greg Jordan
Assistant City Manager
Executive Department

ATTACHMENTS

Attachment A -GPCOG Vision Zero Plan (Slide Deck)

VISION ZERO

Greater Portland



City of Portland Sustainability
& Transportation Committee

2/12/25

GPCOG
GREATER PORTLAND
COUNCIL OF GOVERNMENTS





What is **Vision Zero?**

Vision Zero

“ A strategy to **eliminate all traffic fatalities and severe injuries**, while increasing safe, healthy, equitable mobility for all. First implemented in Sweden in the 1990s, **Vision Zero has proved successful across Europe** — and now it’s gaining momentum in major American cities.”

Source: Vision Zero Network

Vision Zero

Not just a target, it's a culture shift...

TRADITIONAL APPROACHES

- Traffic deaths are **inevitable**
- **Perfect** human behavior
- Prevent all **collisions**
- **Individual** responsibility
- Saving lives is **expensive**

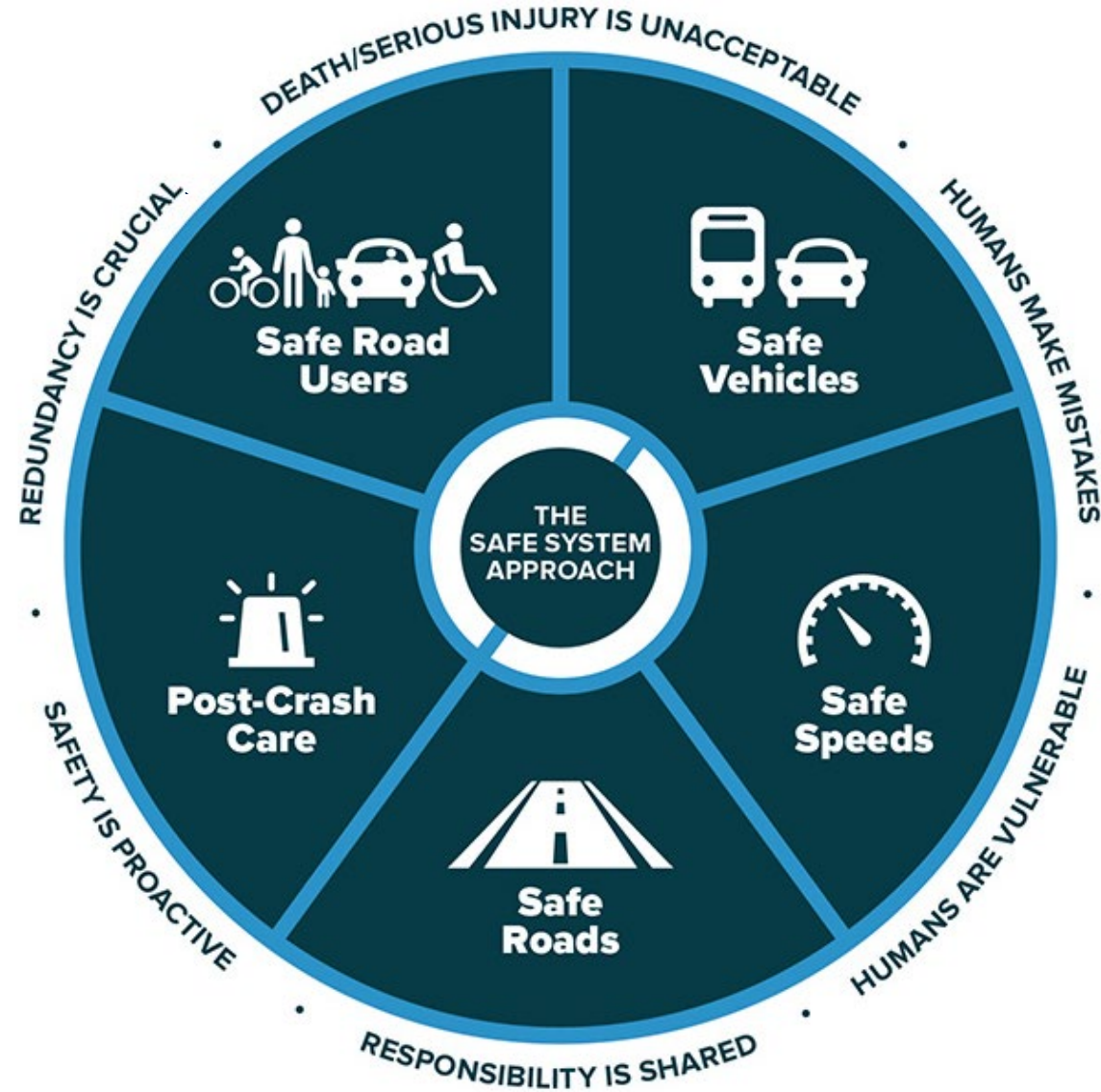
VS

VISION ZERO

- Traffic deaths are **preventable**
- Humans make **mistakes**
- Prevent **fatal and severe crashes**
- **Systems** approach
- Saving lives is **not expensive**

The US DOT
has adopted
Vision Zero as

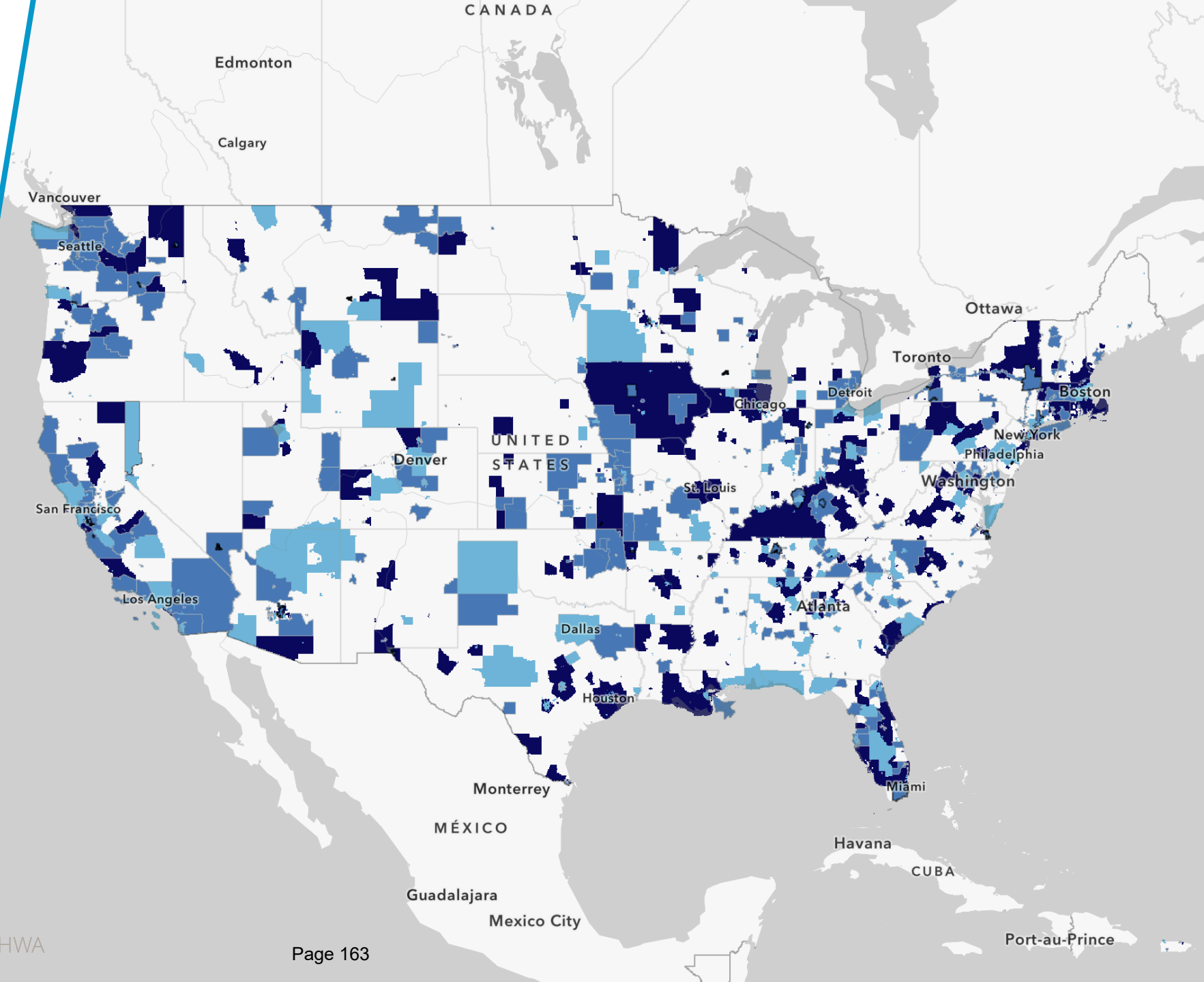
The Safe System Approach



Source: FHWA

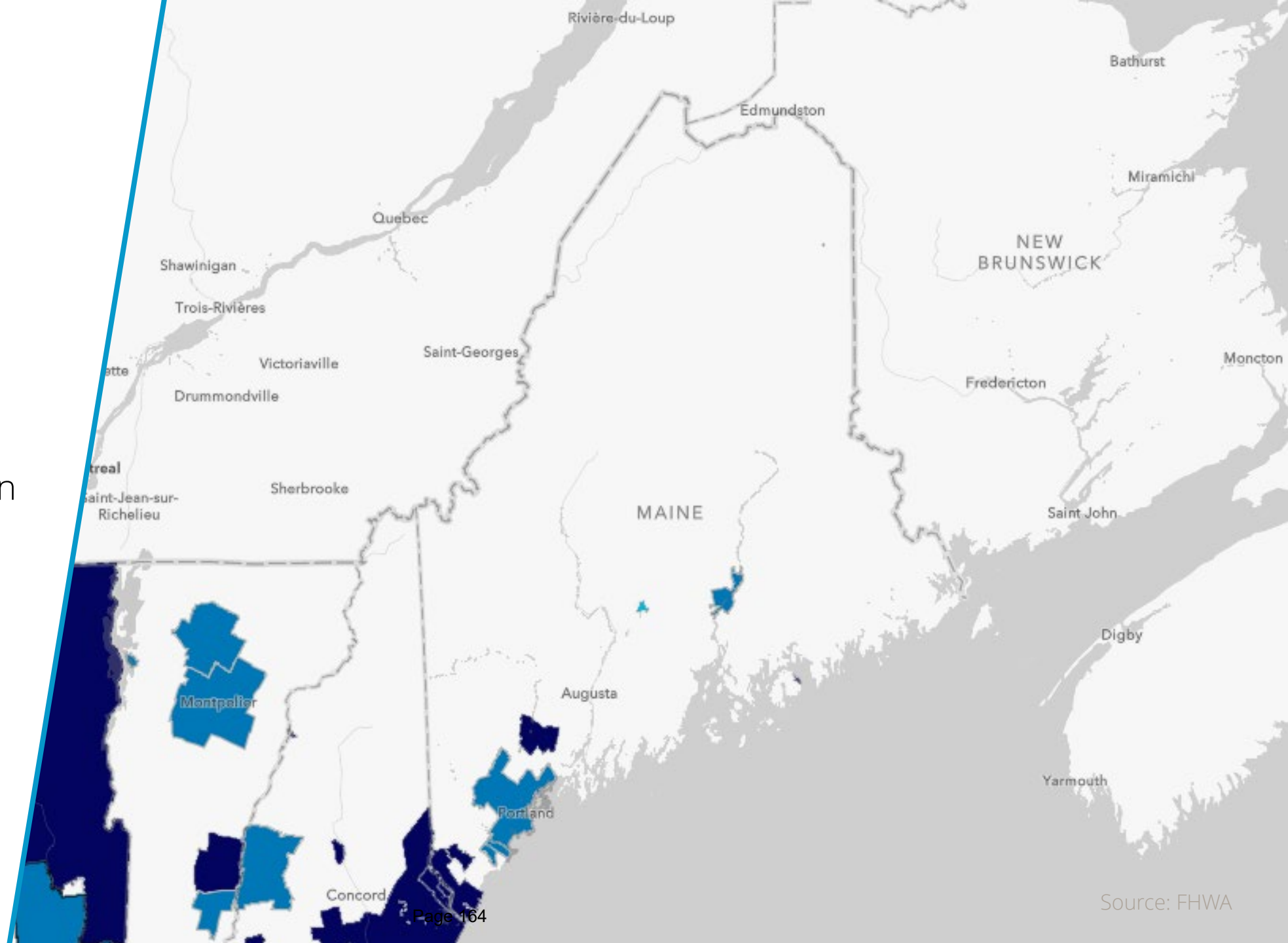
U.S. DOT **Safe Streets & Roads for All**

- \$5B in funding over 5 years
- \$2.7B in first 3 years
- 1,400 communities
- 73% of the nation's population



In Maine:

- GPCOG
(30 communities)
- KACTS
(8 communities)
- BACTS
(11 communities)
- Lewiston/Auburn
- Sanford
- Pittsfield
- Bar Harbor





How Many People **are Affected?**

~42,000 people
die each year
in the U.S.

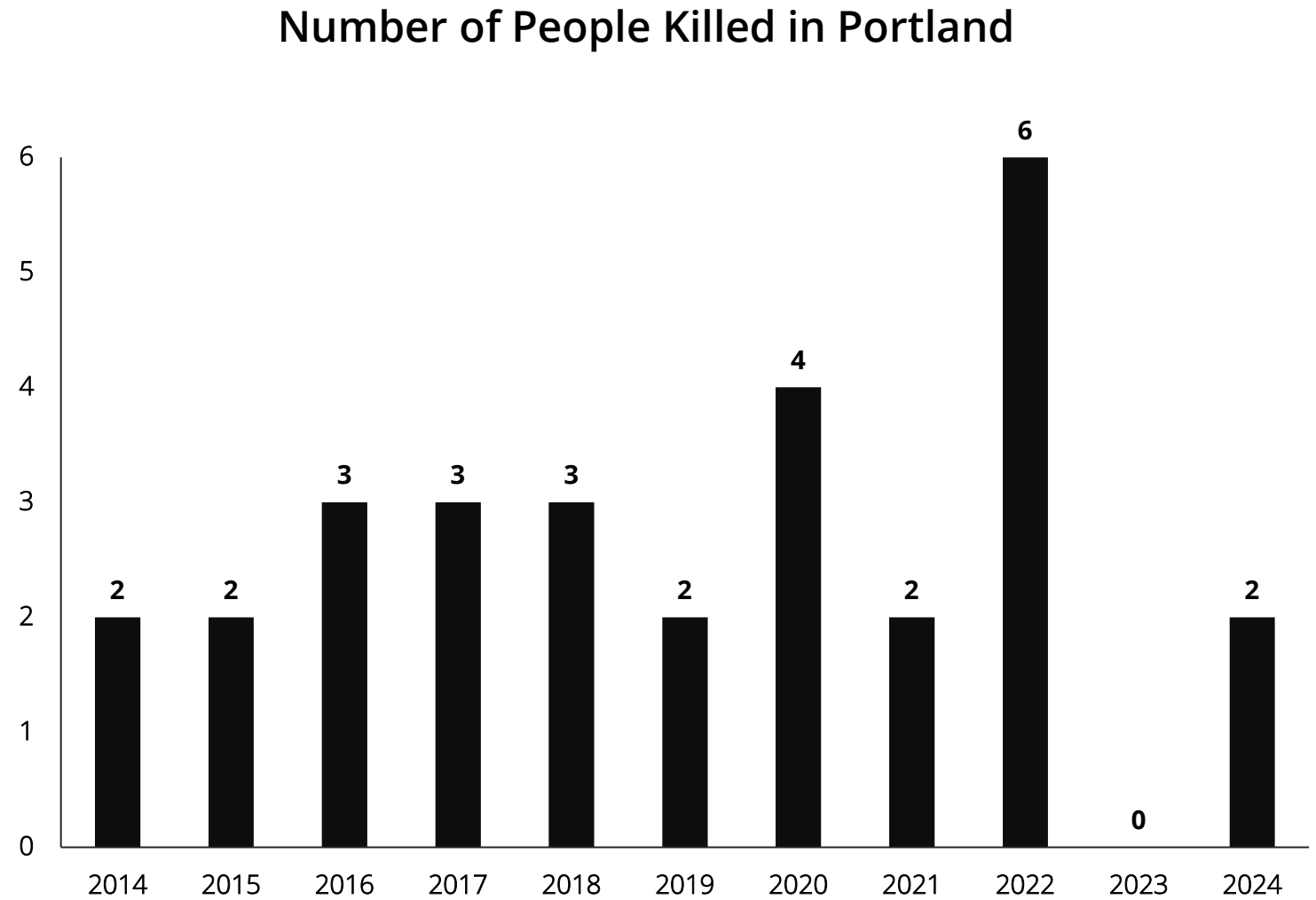
~160 people
die each year
in Maine

2-3 people
die each year in
Portland



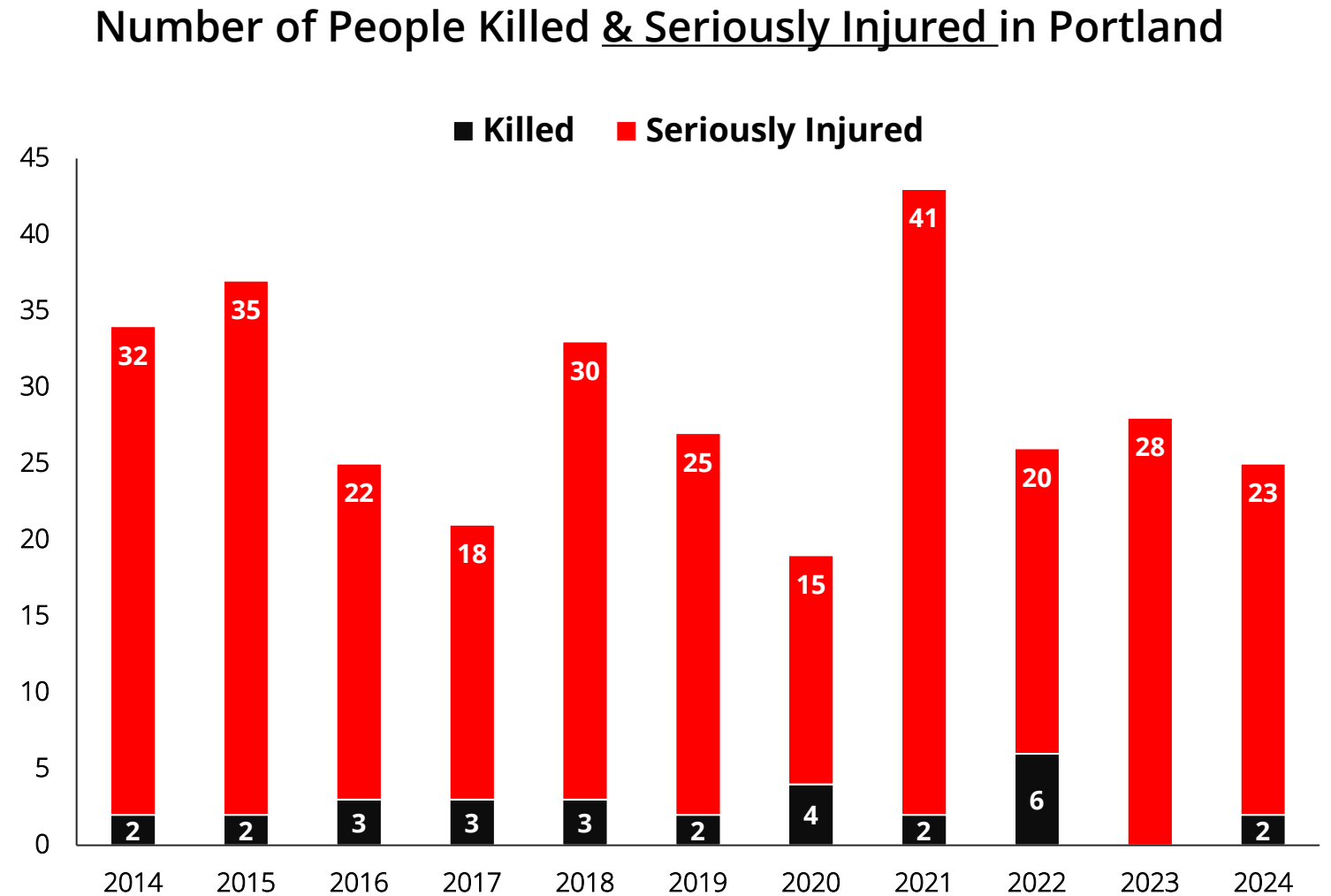
Morrills Corner

Since 2014, an
average of
2.6 people
are killed
in crashes each
year in Portland



Source: Maine Crash Query Tool

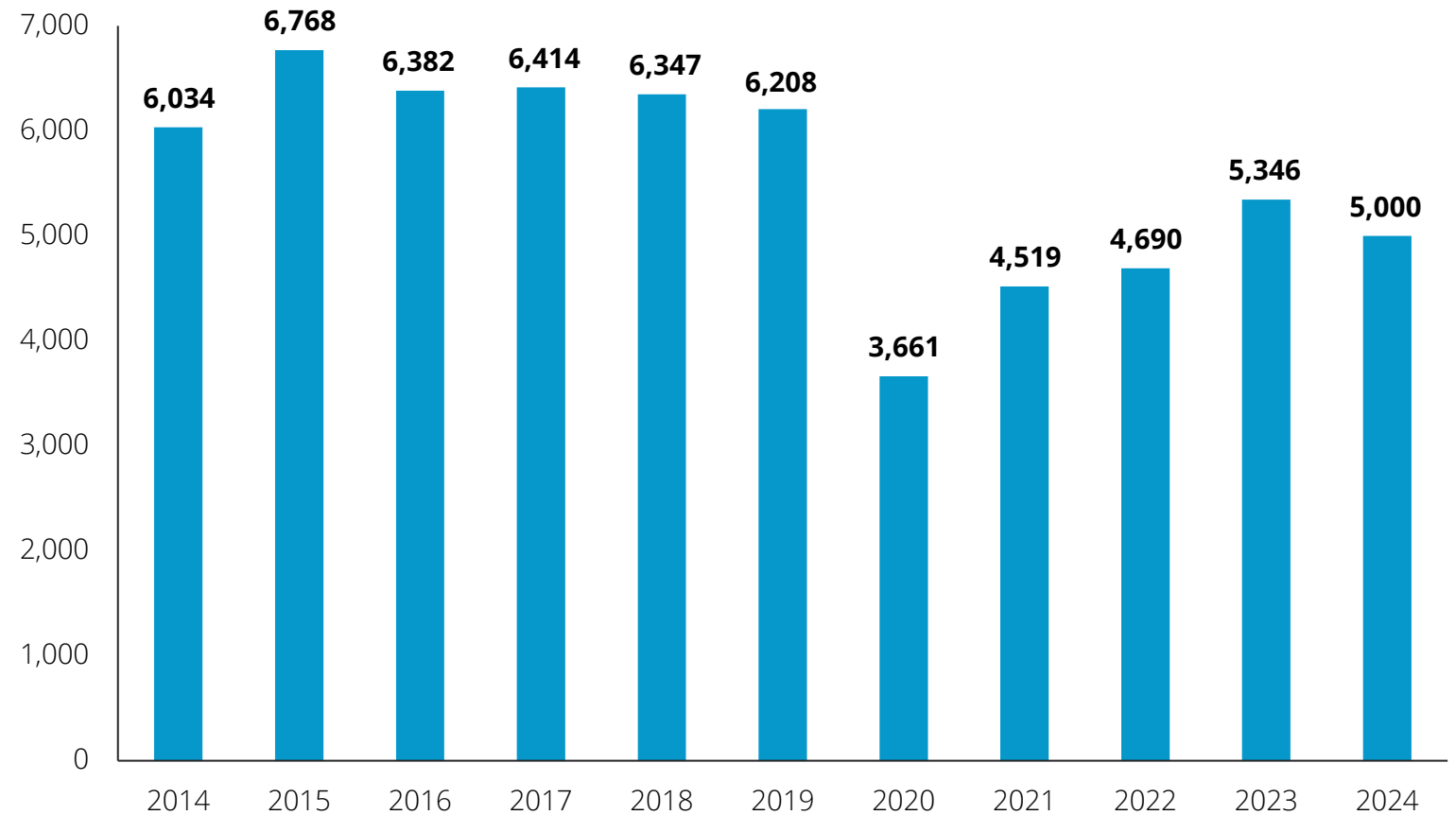
Since 2014, an
average of
26 people
are seriously
injured
in crashes each
year in Portland



Source: Maine Crash Query Tool

Since 2014, an average of **5,580 people are involved in a crash** each year in Portland

Number of People Involved in a Crash in Portland



Source: Maine Crash Query Tool

Data Includes: fatalities, serious injuries, minor injuries, possible injuries, no apparent injuries

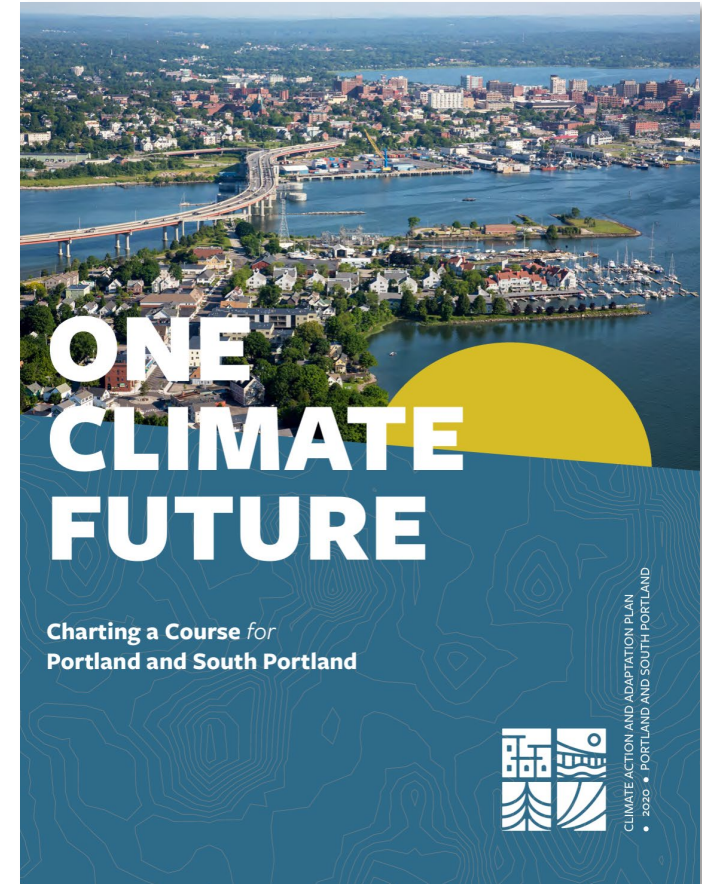


What is a Vision Zero **Action Plan?**

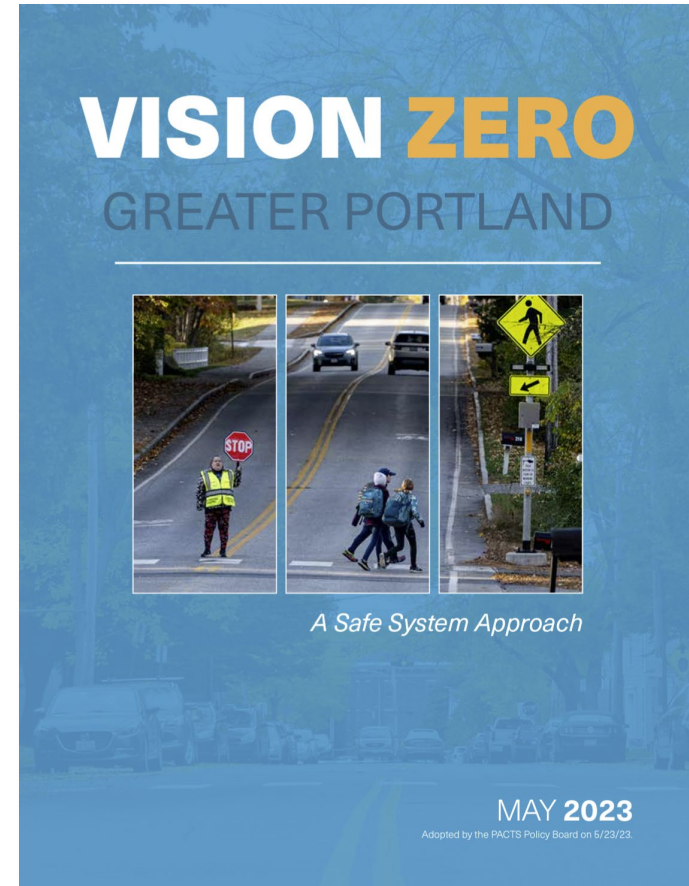
In a way, it's like a climate plan...

80% x 2050

“Portland and South Portland will reduce community-wide greenhouse gas emissions 80% from 2017 baseline levels by 2050”



“Vision Zero
Greater Portland aims to
**eliminate all traffic
fatalities and
serious injuries**
resulting from crashes on our
roadways by 2045”



Arundel
Biddeford
Cape Elizabeth
Cumberland
Falmouth
Gorham
North Yarmouth
Old Orchard Beach
Portland
Raymond
Saco
Scarborough
South Portland
Standish
Westbrook
Windham
Yarmouth

Plan Framework

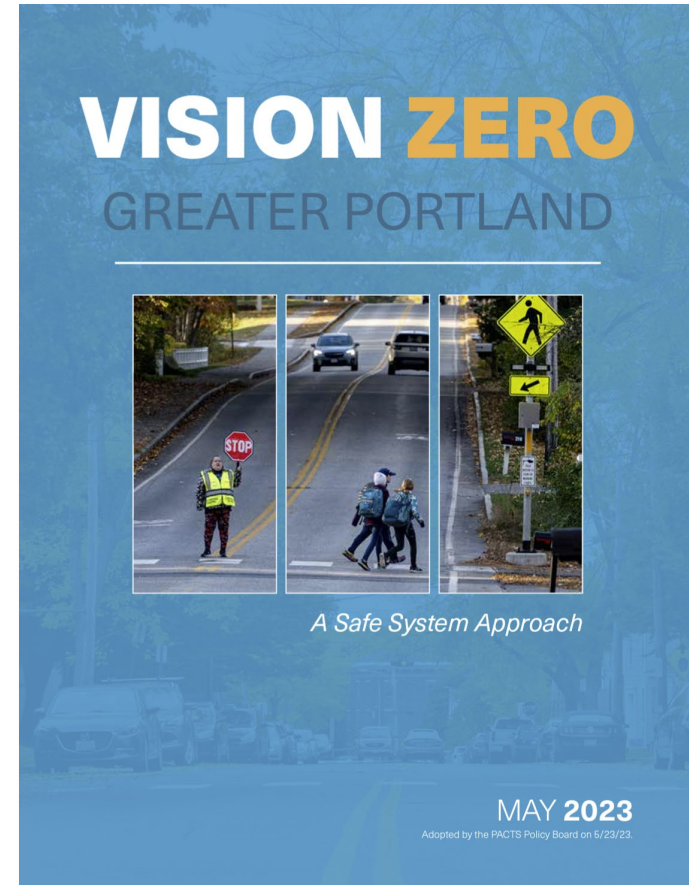
Vision Zero Pledge

Engagement

Crash Analysis

Tools & Strategies

Action Steps



Arundel
Biddeford
Cape Elizabeth
Cumberland
Falmouth
Gorham
North Yarmouth
Old Orchard Beach
Portland
Raymond
Saco
Scarborough
South Portland
Standish
Westbrook
Windham
Yarmouth



Engagement & Process

15

member
advisory
panel

7

community
events

>900

responses to
our online
survey & map

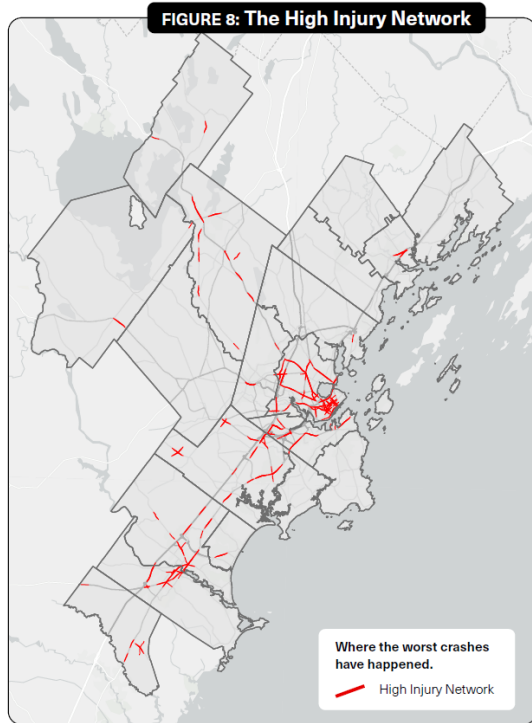
18

month
initiative

\$135k

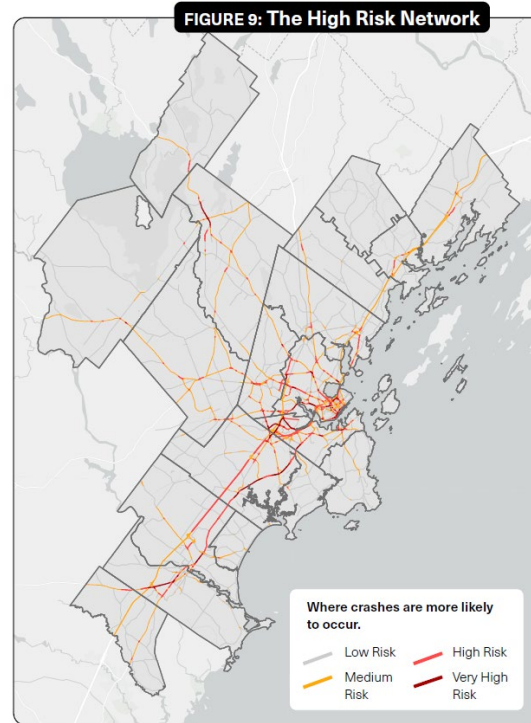
budget

Crash Location Analysis



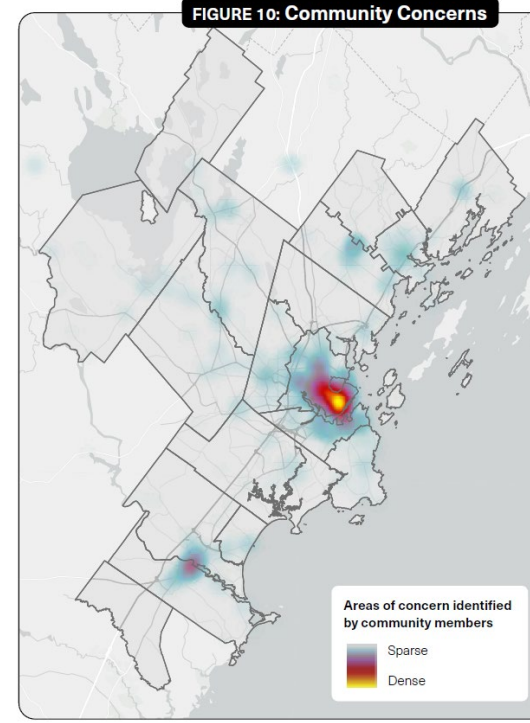
High Injury Network

Where the worst crashes have happened



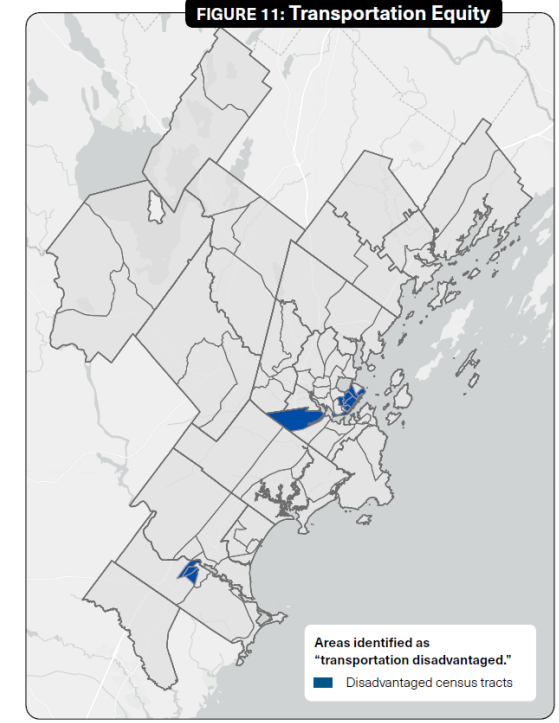
High Risk Network

Where crashes are more likely to occur



Community Concerns

Areas of concern identified by community members



Transportation Equity

Areas identified as "transportation disadvantaged"

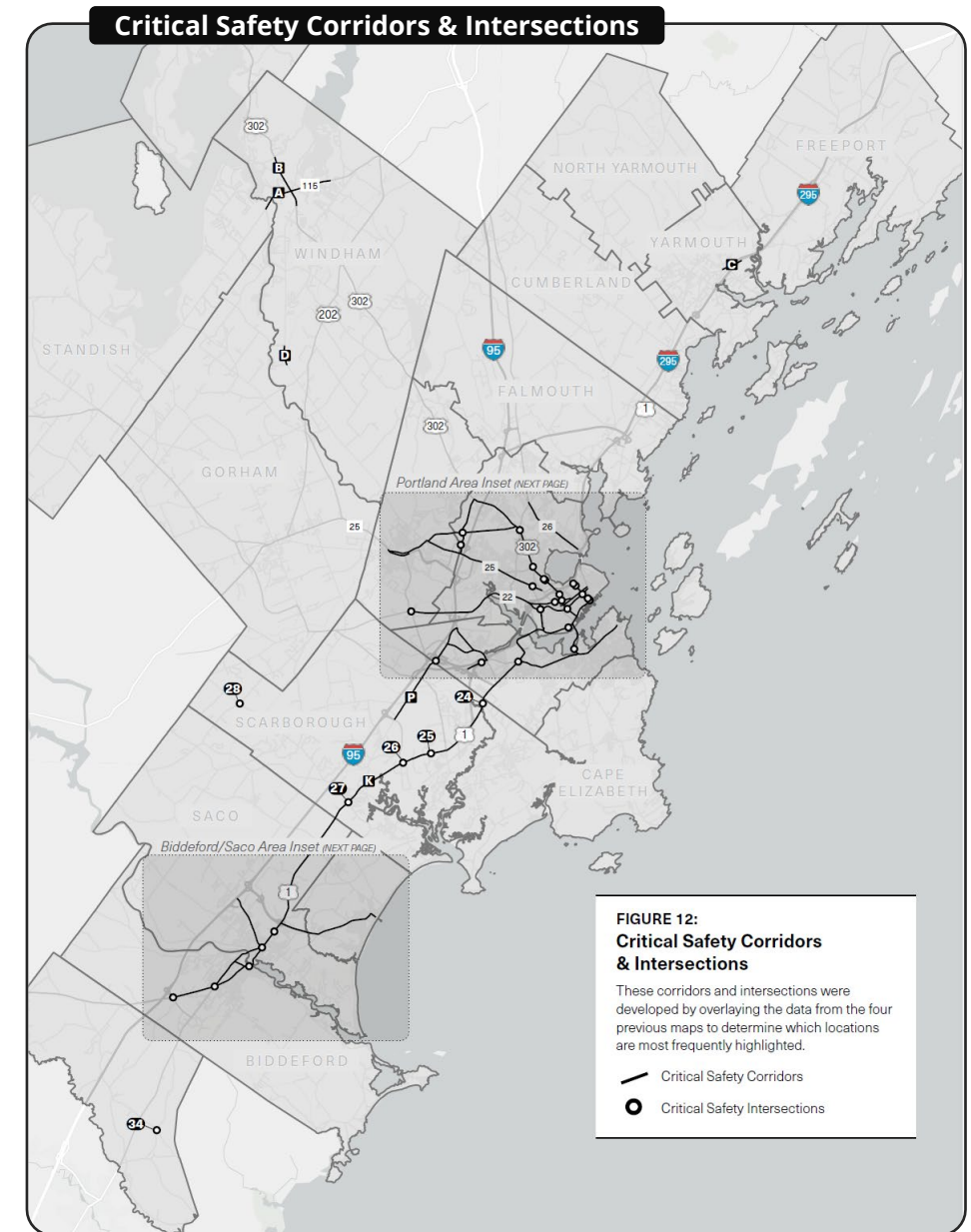
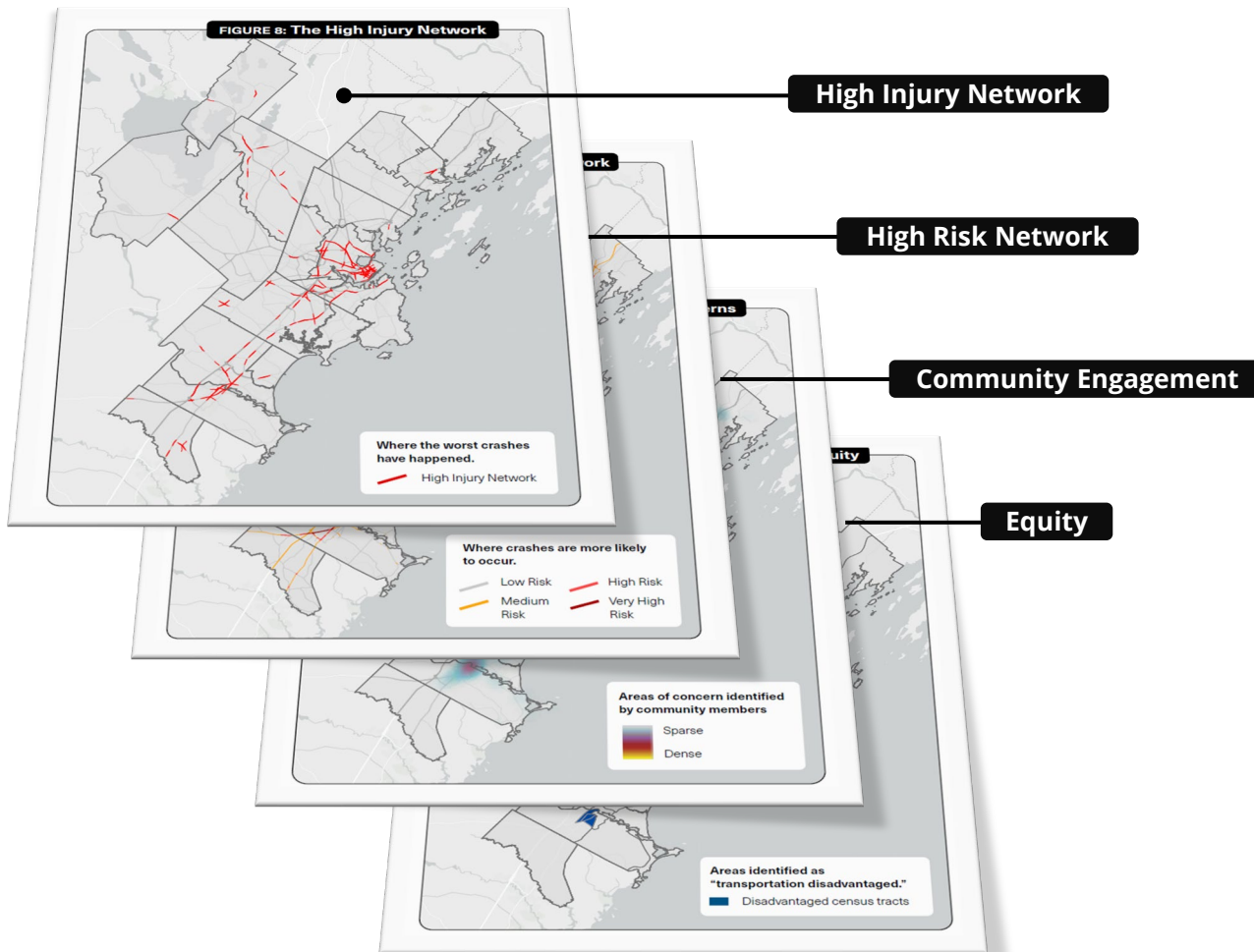
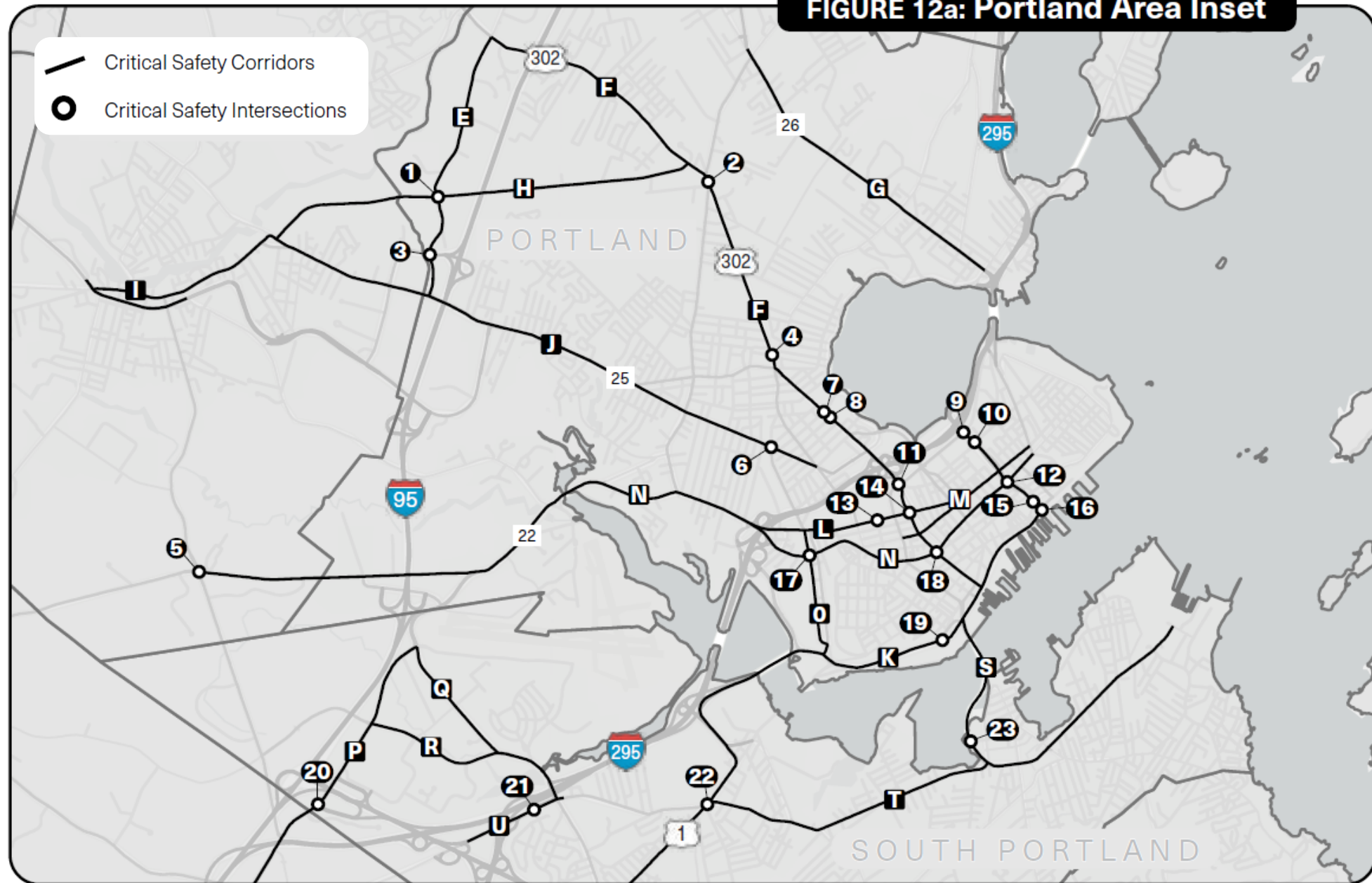


FIGURE 12a: Portland Area Inset



Tools & Strategies

WHAT WORKS

TABLE 1: Proven Safety Countermeasures

COUNTERMEASURE	DESCRIPTION
Advance warning sign 	A sign placed to warn a person driving of an upcoming curve, stop sign, traffic signal, roundabout, pedestrian crossing, or other potential point of conflict where a person driving may need to slow down or use caution. Signs can include flashing beacons to enhance awareness.
Advanced dilemma-zone detection 	Advanced dilemma-zone detection enhances safety at signalized intersections by adjusting traffic signal timing on the fly to reduce the number of people driving that may have difficulty deciding whether to stop or proceed during a yellow phase. This may reduce rear-end crashes associated with unsafe stopping and angle crashes due to red-light running.
All-way stop 	Converting two-way stops to all-way stops prevents people driving, walking and biking from having to cross free-flowing travel lanes at a side-street stop-controlled intersection and reduces the risk of a crash.
Appropriate signal timing 	Retime the yellow and all-red signal phases to the appropriate time to allow vehicles to fully clear the intersection in consideration of the speed of the street and size of the intersection.
Automatic pedestrian recall 	Signals can be put in "recall" all the time or for key time periods of the day. The "walk" and/or corresponding green signal would be displayed every signal cycle without prompting by a person walking or from vehicle detection. This can ensure bicyclists get a green signal every cycle and discourages red-light running by people biking.
Bike box 	A designated painted area at the head of a traffic lane at a signalized intersection that provides people biking with a safe and visible way to get ahead of queuing traffic during the red signal phase.
Bike conflict zone markings 	Green painted pavement within a bicycle lane that increases the visibility of people biking and reinforces bicycle priority. Green pavement can be used in spot treatment and conflict areas such as driveways. It can also be used across intersections to define the bikeway.
Bulbout 	Raised devices, usually constructed from concrete, landscaping, or paint and plastic materials, that narrow the roadway to reduce speeds of turning vehicles, improve sight lines and shorten crossing distances for people walking.
Clear zone (clear distance) 	An unobstructed, traversable roadside area that allows a driver who has left the highway to stop safely. Clear zones are most appropriate on higher-speed highways in rural areas and can mitigate crashes with a fixed object. Clear zones are generally not recommended on lower-speed urban and suburban streets as they can encourage higher travel speeds in those settings and be dangerous for people walking.
Co-locate bus stops and pedestrian crossings 	Place bus stops and pedestrian crossings in close proximity to allow people riding transit to cross the street safely.

 Intersection Treatment  Traffic Signal Treatment  Roadway Design  Speed Management
 Pedestrian Safety  Cyclist Safety  Transit Treatment

TABLE 1: Proven Safety Countermeasures (CONTD)

COUNTERMEASURE	DESCRIPTION
Consolidate driveways 	Reducing the number of driveway entrances and exits through consolidation limits the exposure of people biking, people walking and people driving to vehicles entering or exiting driveways, reducing conflicts.
Dual curb ramps 	Dual curb ramps improve Americans with Disabilities Act accessibility at all intersection approaches so people walking with mobility challenges, or those pushing carts or strollers, can safely enter and exit all crosswalks at the appropriate angle.
Extend bike lane to and potentially through intersection 	In locations where a bike lane is dropped due to the addition of a turn pocket, a parking lane or turn lane along the intersection approach may be repurposed to provide a dedicated bike lane through the intersection. At intersections use skipped striping or green paint to highlight conflict zones between bicyclists and motor vehicles.
Extend crossing time 	Increases time for pedestrian walk phases, can better accommodate vulnerable age groups (younger than 18 or older than 65).
Far-side bus stops 	Far-side bus stops are located after an intersection, allowing the vehicle to pass through the intersection before stopping for the passenger loading and unloading a bus.
Flashing stop sign 	A flashing beacon or flashing LED lights can be embedded in stop signs to enhance awareness of people driving and increase compliance rates.
High visibility crosswalks 	High-visibility crosswalks are more visible to people driving. They are striped with continental, ladder or other markings using high-visibility material such as thermoplastic tape instead of paint.
Improve sight distance 	Remove objects that may prevent people driving and people walking from having a clear sightline. Methods for improving sight distance may include trimming or removing landscaping or removing or relocating large signs.
Intersection tightening 	Visually and physically narrowing the street at intersections, can create a shorter crossing for people walking and slows vehicles approaching the intersection and turning. Intersection tightening can be permanent or temporary, using materials like paint, plastic bollards and reflective markers.
Leading pedestrian interval 	Traffic signals timed to allow people walking a short head start in crossing an intersection minimize conflicts with turning vehicles and improve pedestrian safety. Audible beacons can be paired with leading pedestrian intervals to ensure that people who are blind or visually impaired know when to begin their crossing.
Lighting 	Overhead lights illuminate the roadway and enhance visibility at night.

 Intersection Treatment  Traffic Signal Treatment  Roadway Design  Speed Management
 Pedestrian Safety  Cyclist Safety  Transit Treatment

LOCAL EXAMPLES



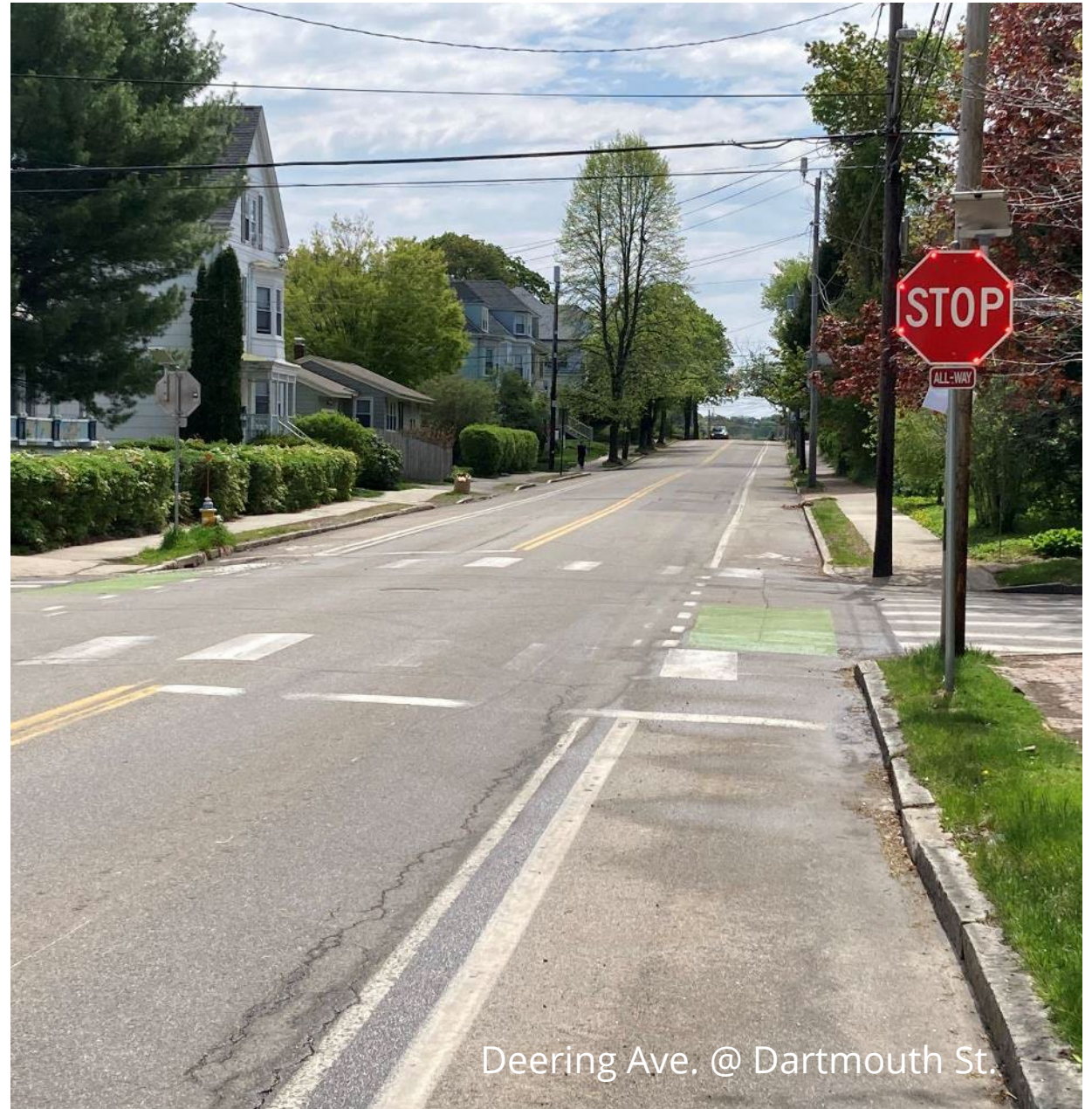
LOCAL EXAMPLES

- B** Parking protected bike lane | Park Ave., Portland
- D** Speed feedback sign | Rt. 77, South Portland
- E** Rectangular rapid flashing beacon + pedestrian refuge island | Forest Ave., Portland
- C** Separated multi-use path | Westbrook St., South Portland

Local Examples

Enhanced signing and pavement markings at intersections

Up to 27% reduction
of fatal and severe injury
crashes at rural
intersections



Deering Ave. @ Dartmouth St.

Local Examples

Crosswalk visibility
enhancements

Up to 42% reduction
in pedestrian crashes



Stevens Ave.

Local Examples

Rectangular Rapid
Flashing Beacons
(RRFBs)

Up to 47% reduction
in pedestrian crashes



Local Examples

Pedestrian
refuge islands

Up to 56% reduction
in pedestrian crashes



Local Examples

Centerline
rumble strips

Up to 64% reduction
in head-on fatal
and severe crashes



Route 26, Gray

Local Examples

Signalized
intersection to
roundabout

Up to 78% reduction
in fatal and severe crashes



Taking Action

Objectives

- 1 Programmatic Support & Funding
- 2 Safer Roads
- 3 Safer Speeds
- 4 Safer People
- 5 Safer Vehicles
- 6 Post-Crash Care

Safe System Approach Framework



OBJECTIVE 1:
PROGRAMMATIC
SUPPORT & FUNDING

GPCOG, along with other relevant agencies/organizations, have made programmatic and financial commitments to support and implement Vision Zero in Greater Portland.

TABLE 2: Action Steps

#	ACTION	WHO	TIMEFRAME	
PF1	Continue to convene the Vision Zero Advisory Panel for the purpose of monitoring and guiding progress on the plan.	- GPCOG (LEAD) - Advisory panel	Ongoing	
PF2	Invite allied organizations to attend and participate with the Vision Zero Advisory Panel as appropriate. (Ex. organizations from: social services, economic development, homelessness, religious and spiritual communities, and other community-based organizations).	- GPCOG (LEAD) - Advisory panel	Ongoing	
PF3	Identify and apply for grants to help implement plan strategies throughout the region.	- GPCOG (LEAD) - Municipalities - MaineDOT	Ongoing	Number of grants applied for and/or awarded.
PF4	Work with MaineDOT to prioritize funding for Complete Streets, managing speeds for safety, traffic calming projects that protect all road users, and investments that encourage mode shift.	- GPCOG (LEAD) - MaineDOT	Ongoing	GPCOG participation in MaineDOT's Statewide Safety Plan process.
PF5	Encourage municipalities to adopt this Vision Zero Action Plan and/or a community-specific one.	- GPCOG (LEAD) - Municipalities	3 years	Number of municipalities that have adopted this plan and/or one of their own. Goal: 80% of municipalities in 3 years.
PF6	Secure a stable transportation funding source dedicated to road safety.	- GPCOG (LEAD) - MaineDOT - Municipalities - Nonprofits	3 years	Stable funding source secured.
PF7	Prioritize high impact safety projects along critical safety corridors and intersections.	- GPCOG (LEAD) - MaineDOT - Municipalities	5 years	PACTS transportation investments (\$).

needs for safety, traffic calming projects that protect all road users, and investments that encourage mode shift.

PF5 Encourage municipalities to adopt this Vision Zero Action Plan and/or a community-specific one.

- GPCOG
- Municipalities

Secure a stable transportation funding

Action Steps

Taking Action: Areas of Overlap

OBJECTIVE	#	ACTION
SAFER ROADS	SR1	Implement safety countermeasures along critical safety corridors and intersections
	SR2	Identify regional safety-focused quick build projects
	SR8	Work to align relevant street design guidelines with Vision Zero and Safe System Approach principles

Taking Action: Areas of Overlap

OBJECTIVE	#	ACTION
SAFER SPEEDS	SS1	Examine speed limits and identify locations that would benefit from speed limit reductions
	SS2	Ensure the most equitable and effective use of enforcement
	SS3	Support legislation to allow safety cameras as an enforcement technique
SAFER PEOPLE	SP4	Agree to add “How’s My Driving?” stickers to fleet vehicles
	SP4	Use fleet vehicles as moving billboards to promote Vision Zero messaging

Taking Action: Areas of Overlap

OBJECTIVE	#	ACTION
SAFER VEHICLES	SV2	Require that all new fleet vehicles have the latest crash reduction technology and safety equipment available (ex. back-up cameras, blind spot detection)
	SV2	Right-size fleet vehicles (smaller vehicles are less lethal in crashes and more fuel-efficient)
POST CRASH CARE	PC2	Prepare a brief annual assessment that summarizes yearly crash statistics and outlines progress towards vision zero goals



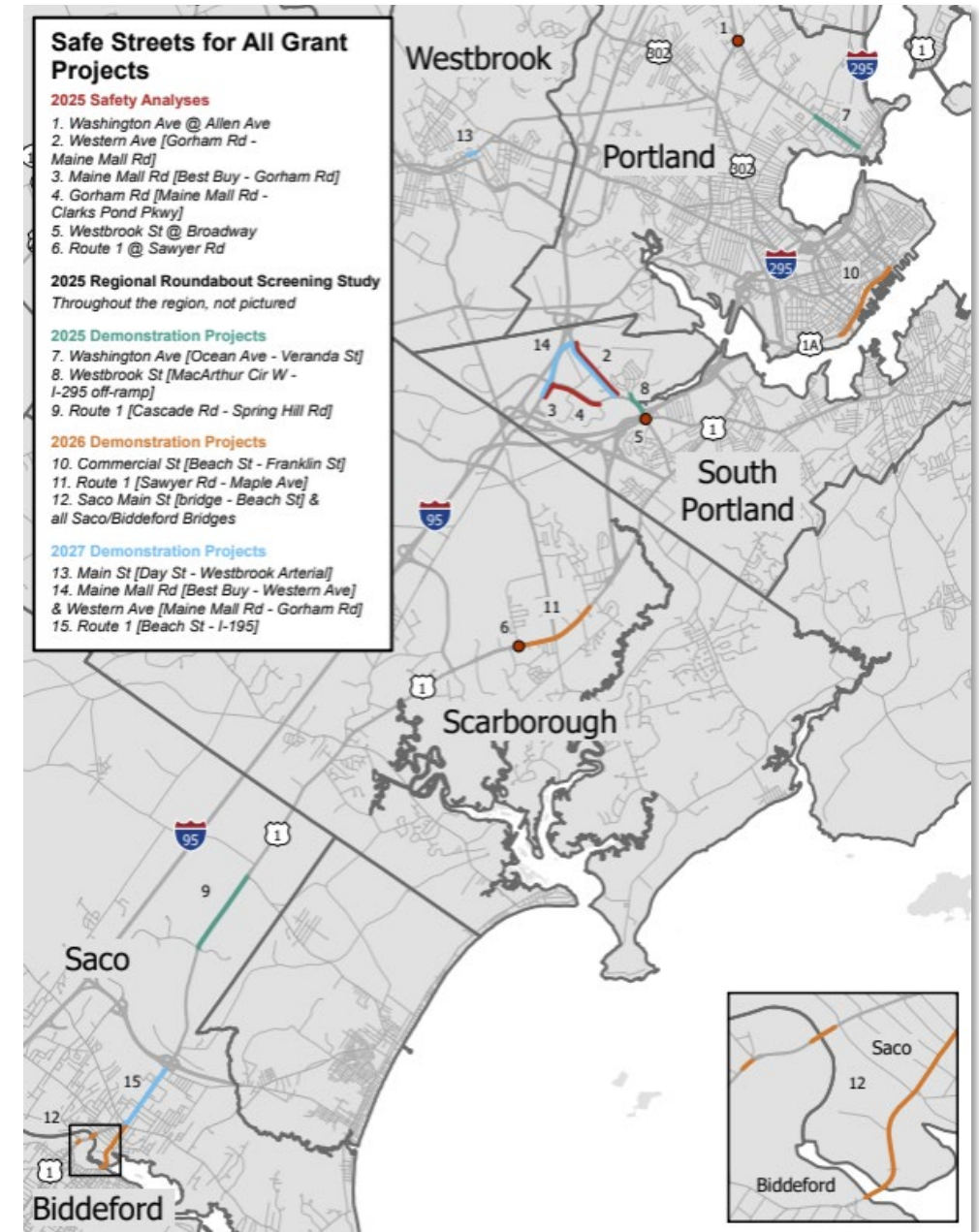
Current Projects

GPCOG Awarded:

"Safe System Demonstration Projects and Planning Activities"

- 1 Demonstration projects**
see map [x9]
- 2 Road safety audits**
in South Portland [x3]
- 3 Roundabout feasibility study**
regionwide [x1]
- 4 Intersection studies** in Portland, South Portland, and Scarborough [x3]

Total project is **~\$800,000**



Allen's Corner Safety Analysis & Redesign

Allen Ave. & Washington Ave.

2025 Timeline:

- Safety analysis complete, design alternatives available for input in May
- 30% design deliverable in August
- Next steps will include seeking final design and construction funding



Outer Washington Ave. Demonstration Project

Veranda St. to Ocean Ave.

Potential Treatments

- Pedestrian refuge islands
- Bike lane safety and comfortability
- Curb extension at Presumpscot St.
- Traffic calming throughout



Outer Washington Ave. Demonstration Project

Veranda St. to Ocean Ave.

2025 Timeline:

- Input on design in March
(Friends of Payson Park, East Deering Neighborhood Association, etc.)
- Installation in June
- Monitoring throughout the summer





What's Involved in **Local Adoption?**

What it Means to Adopt *Vision Zero Greater Portland*

- **Similar to** setting an emissions reduction goal or adopting a Complete Streets policy
- **Flexible approach** – choose which areas to focus on
- **No financial commitment** required, aside from staff resources
- **Can set stricter goals** but not weaker ones (e.g., zero deaths or serious injuries by 2030)
- **Can conduct additional planning activities** to refine the plan



Considerations

for Adopting *Vision Zero Greater Portland*

- + **Immediate demonstration** of the City's commitment to road safety
- + **Saves time and resources** – no need to develop a plan from scratch
- + **Enables faster action** on safety improvements
- + **Ensures eligibility for funding** that requires a Vision Zero Action Plan
- **Less tailored** than a Portland-specific plan
- **Includes elements** that may be less relevant to local needs

A background image showing a group of students walking across a crosswalk on a street. The image is overlaid with a semi-transparent blue filter. In the background, there are trees and a yellow pedestrian crossing sign with a black arrow pointing down.

Questions?

Check out our project website at:

www.VisionZeroGreaterPortland.org

Vision Zero Action Plan

East End Community School Parent Teacher Organization ptoeecs@gmail.com via
portlandmaine.gov

Fri, Apr 11, 12:48 PM (3 days ago)

to mdion, council, publiccomment, citymanager, gjordan, Sarah, Micky, scallr, marleb

Dear Mayor Dion and City Councilors:

As you are aware, four pedestrians have been killed in just five months by people driving cars in Portland—some in crosswalks in the same school district where we walk and ride with our children to and from school, or the park, or the playground. Reports suggest that a cyclist was recently seriously injured by a car at the intersection right next to King Middle School.

Every parent and child throughout the City should be able to walk and ride and roll safely on every street in our school district and every street in our City.

For years now, we have read with concern about the nationwide and statewide increase in road violence. We have heard with concern news of too many crashes and casualties in our own City. For every crash that makes the headlines, there are countless injuries and close calls that never make the news.

But, so far at least, the City has done far too little in response to these fatal crashes, all of which are preventable. There are proven ways for cities like Portland to prevent casualties and deaths in our roads. Other cities worldwide are doing it: so should Portland.

The Greater Portland Council of Governments (GPCOG) has already developed a Vision Zero strategy to eliminate deaths and serious injuries from traffic violence. Zero fatalities on our streets should be Portland's priority mission every single day. The City needs to invest sufficient time, attention, urgency, and money toward safer streets before more of our neighbors die.

Please do not delay any longer. Please do not wait for some other entity or agency to take the initiative. Please ADOPT GPCOG'S REGIONAL VISION ZERO ACTION PLAN, with an emphasis on accelerated implementation so that our children—not just their grandchildren—are able to walk and ride and roll safely to and from school every day in Portland.

Sincerely,

The East End Community School Parent Teacher Organization

--

Sharon McGauley

East End Community School Parent Teacher Organization

MHNO Letter in Support of Vision Zero

Michael Dixon m.dixon@munjoyhill.org via portlandmaine.gov

Attachments

Fri, Apr 11, 3:45 PM (3 days ago)

to mdion, council, publiccomment, gjordan, citymanager

Dear Mayor Dion and City Councilors:

As you are aware, four pedestrians have been killed in just five recent months by people driving cars in Portland—two of them killed in crosswalks within a stone's throw of Munjoy Hill. In November, a pedestrian was killed by a car (and its driver) at the intersection of Congress and Franklin. In early January, a resident of Munjoy Hill was killed while crossing the street at midday by a car and its driver at the intersection of India and Fore. Recent reports suggest that a cyclist may recently have been seriously injured in a crash at the intersection of Deering Avenue and Park Avenue.

Every single person in Portland should be able to walk and ride and roll safely on every street in our City.

Vision Zero is a proven approach to transportation planning and road design/construction that increase street safety and reduces traffic fatalities. The Greater Portland Council of Governments, after eliciting input and feedback throughout Greater Portland, has developed a regional Vision Zero plan and invited member communities, including Portland, to adopt the plan and customize strategies and projects for each town. The Portland Bicycle and Pedestrian Committee has made adoption of the Vision Zero Plan a policy priority for 2025. Zero fatalities on our streets should be Portland's priority mission every single day. The City needs to invest sufficient time, attention, urgency, and money toward safer streets before more of our neighbors die.

In solidarity with our neighbors at the East End Community School Parent Teacher Organization and throughout the City, we urge you to support and enhance the City's Complete Streets Policy, to support a thorough and expeditious Master Transportation Plan, and to ADOPT GPCOG'S REGIONAL VISION ZERO ACTION PLAN, with an emphasis on accelerated implementation, as soon as possible.

Sincerely,

Michael Dixon
MHNO President
207-653-9854



Munjoy Hill Neighborhood Organization
Letter in Support of Vision Zero and Safe Streets

April 11, 2025

Dear Mayor Dion and City Councilors:

As you are aware, four pedestrians have been killed in just five months by people driving cars in Portland—two of them killed in crosswalks within a stone's throw of Munjoy Hill. In November, a pedestrian was killed by a car (and its driver) at the intersection of Congress and Franklin. In early January, a resident of Munjoy Hill was killed while crossing the street at midday by a car and its driver at the intersection of India and Fore. Recent reports suggest that a cyclist may recently have been seriously injured in a crash at the intersection of Deering Avenue and Park Avenue.

Every single person in Portland should be able to walk and ride and roll safely on every street in our City.

Vision Zero is a proven approach to transportation planning and road design/construction that increase street safety and reduces traffic fatalities. The [Greater Portland Council of Governments](#), after eliciting input and feedback throughout Greater Portland, has developed a regional Vision Zero plan and invited member communities, including Portland, to adopt the plan and customize strategies and projects for each town. The [Portland Bicycle and Pedestrian Committee](#) has made adoption of the Vision Zero Plan a policy priority for 2025. Zero fatalities on our streets should be Portland's priority mission every single day. The City needs to invest sufficient time, attention, urgency, and money toward safer streets before more of our neighbors die.

In solidarity with our neighbors at the East End Community School Parent Teacher Organization and throughout the City, we urge you to support and enhance the City's Complete Streets Policy, to support a thorough and expeditious Master Transportation Plan, and to ADOPT GPCOG'S REGIONAL VISION ZERO ACTION PLAN, with an emphasis on accelerated implementation, as soon as possible.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael P. Dixon", is written over the word "Sincerely,".

Michael P. Dixon
President, MHNO

cc: City Manager West, Assistant City Manager Jordan

MEMORANDUM
City Council Agenda Item

FROM:

DATE: March 18, 2025

SUBJECT: Order 146-24/25 Appropriating Bond Proceeds and Other Funds in an Amount Not to Exceed \$41,070,000 for the City's FY2026 Capital Improvement Program - Sponsored by the Finance Committee, April Fournier, Chair

SPONSOR: The Mayor, City Manager, City Clerk, Corporation Counsel, the Planning Board, or up to three (3) members of the Council shall sponsor any orders or other items. If sponsored by a Council Committee, please include the date the committee met and the results of the vote.

(If sponsored by a Council committee, include the date the committee met and the results of the vote.)

COUNCIL MEETING DATE ACTION IS REQUESTED:

1st Reading

**Final
Action**

Can action be taken at a later date: No If action cannot be taken at a later date, please explain why. Do NOT write yes or no; that will be automatically generated by the checkbox.

Does this item involve a new contract with the City: No

PRESENTATION: Please list the presenter(s), type, and length of presentation

I. SUMMARY

II. AGENDA DESCRIPTION

The Finance Committee voted on March 27, 2025 to recommend passage of this item, vote (3-0).

The Finance Committee met several times during 2024 and early 2025 to discuss the City's Capital Improvement Plan (CIP), changes to the current year CIP to better incorporate equity, sustainability and other City Council goals, and hear presentations from the City Manager and City staff on the overall CIP.

The Fiscal Year 2026 Capital Improvement Plan (FY26 CIP) has been in development since mid-2024. The list of 2026 CIP calls for over \$41M of new projects but only \$22.9M this total will have a net impact to debt service in the general fund operating budget. A variety of other funding sources including the enterprise funds (for sewer and stormwater projects) are being used to finance the remainder. Two orders are required related to the CIP: one authorizing the FY26 CIP bonds; and a second appropriating the proceeds and other funding sources providing City staff with spending authority for the upcoming projects. A complete listing of the projects being authorized is included within the orders.

This item must be read on two separate days. It received its first reading on March 17. Five affirmative votes are required for passage after public comment.

III. BACKGROUND

Background information that will not appear in the Agenda Description

IV. INTENDED RESULT AND/OR COUNCIL GOAL ADDRESSED

V. FINANCIAL IMPACT

Please indicate whether or not there is a financial impact. Please note that per Council Rule 12, this form must have "a separate fiscal impact statement memo attached if the impact of the item is \$50,000 or more in a given fiscal year. This memo shall include details and information describing the fiscal impact including, but not limited to, projected costs, revenues or savings over a three (3) year period and/or any potential impacts on the City tax levy."

VI. STAFF ANALYSIS AND BACKGROUND

Staff Analysis that will not appear in the Agenda Description.

VII. RECOMMENDATION

VIII. LIST ATTACHMENTS

1. Order 146-24-25
2. Bullett Amendment 1 to Order 146-24-25
3. Public Comment - Orders 146 & 147

Prepared by:

Date: 03/18/2025

**CITY OF PORTLAND
IN THE CITY COUNCIL**

**ORDER APPROPRIATING BOND PROCEEDS AND OTHER FUNDS IN AN AMOUNT
NOT TO EXCEED \$41,070,000 FOR
THE CITY'S FY2026 CAPITAL IMPROVEMENT PROGRAM**

IT IS HEREBY ORDERED THAT

1. Subject to paragraph 2 and 3 below, the sum of \$41,070,000, plus the original issue premium arising, if any, associated with issuance of the City's general obligation bonds, be and hereby is appropriated to finance the projects more particularly described in the project list for the City's FY26 Capital Improvement Program attached hereto as Exhibit A (the "FY26 CIP Project List"), as follows:
 - a. The sum of \$22,855,000 is appropriated from the proceeds of the City's general obligation bonds to be authorized by the City Council to finance a portion of the costs of the General Fund Projects included in the FY26 CIP Project List;
 - b. The sum of \$7,415,000 is appropriated from the proceeds of the City's general obligation bonds to be authorized by the City Council to finance a portion of the costs of the Enterprise Fund Projects included in the FY26 CIP Project List;
 - c. An additional amount not to exceed \$10,700,000 is appropriated as follows:
 - i. An amount not to exceed \$1,485,000 is appropriated from the City's Transportation Impact Fees, to finance a portion of the projects so indicated in the FY26 CIP Project List;
 - ii. An amount not to exceed \$1,125,000 is appropriated from the City's TIF Funds and Accounts, to finance a portion of the projects so indicated in the FY26 CIP Project List.
 - iii. An amount not to exceed \$1,000,000 is reallocated and appropriated from unspent proceeds of the City's prior CIP General Obligation Bonds to finance a portion of the projects so indicated in the FY26 CIP Project List;
 - iv. An amount not to exceed \$6,610,000 is appropriated from the City's Assigned Surplus Fund Balance – Capital Improvement to finance a portion of the projects so indicated in the FY26 CIP Project List;
 - v. An amount not to exceed \$330,000 is appropriated from the City's Asset Forfeiture Funds to finance a portion of the projects so indicated in the FY26 CIP Project List;
 - vi. An amount not to exceed \$150,000 is appropriated from the City's Merrill Improvement Funds to finance a portion of the projects so indicated in the FY26 CIP Project List.

2. The appropriations set forth in paragraphs 1(a) & (b) above are and shall be contingent upon the authorization and issuance of the City's general obligation bonds for such purposes (the amount appropriated in said paragraph 1(a) & (b) to be adjusted to reflect the principal amount of bonds so authorized), and shall include issuance costs for such bonds (or notes in anticipation thereof). The foregoing appropriations, in addition to the stated amount, shall also include any investment earnings or original issue premium associated with such bonds (or notes in anticipation thereof).
3. If the actual cost of any project included in the FY26 CIP Project List differs from the estimated cost on the attached Exhibit A, whether due to completion, delay or abandonment of the Project or for any other reason, the Director of Finance is authorized, in his discretion, to reallocate proceeds of the bonds issued therefore or the other funds appropriated therefore to any other project listed on the FY26 CIP Project List or to any project the City Council has approved or may in the future approve as part of the City's annual capital improvement plan.

FY26 Capital Improvement Program New Project Authorizations & Funding Sources
--

Exhibit A

		FY26 CIP	New Bond	
		Appropriation	Authorization	Other Funding
<u>GENERAL FUND PROJECTS</u>				
<u>EQUIPMENT</u>				
Fire Department	Self Contained Breathing Apparatus (SCBA) Replacement	\$800,000	\$800,000	
Parks-Rec-Facilities	Tractor - Kubota M5660SU	\$65,000	\$65,000	
Parks-Rec-Facilities	PTO Mower Groundmaster 1200 series	\$40,000	\$40,000	
Parks-Rec-Facilities	TORO Pro Core 864 Turf Aerator	\$45,000	\$45,000	
Parks-Rec-Facilities	Forklift, Electric - 5K	\$65,000	\$65,000	
Parks-Rec-Facilities	Backhoe / Loader, Wheeled	\$130,000	\$130,000	
Police Department	Barriers for Outdoor Events	\$160,000		\$160,000 (5)
Police Department	Night vision for SRT	\$170,000		\$170,000 (5)
Public Works	Bobcat / Tool Cat	\$110,000	\$110,000	
Public Works	30 Each APX 1500 Enhanced Vehicle Radios	\$105,000	\$105,000	
Public Works	Crane, Bridge, 4 Ton	\$235,000	\$235,000	
Public Works	Table, Plasma Cutting	\$45,000	\$45,000	
Public Works	Backhoe Loader with Extend-a-hoe / Bucket with Thumb / 4X4	\$165,000		\$165,000 (4)
Information Tech.	Datacenter Storage Expansion	\$110,000	\$110,000	
<u>FACILITIES & INFRASTRUCTURE</u>				
Fire Department	New Sprinkler System at Cummings Center/ Munjoy Fire Station	\$220,000	\$220,000	
Health-Human Serv.	HVAC/Chiller Air Stack Replacement	\$210,000	\$210,000	
Health-Human Serv.	Barron Center 3rd and half of the 2nd floor hallway and patient rooms	\$225,000	\$225,000	
Health-Human Serv.	Elevator Replacement	\$255,000	\$255,000	
Parking	Elm Street Garage - Capital Maintenance	\$175,000	\$175,000	
Parking	Spring Street Garage - Capital Maintenance	\$335,000	\$335,000	
Parks-Rec-Facilities	City Hall/Merrill Boiler replacement	\$800,000	\$800,000	
Parks-Rec-Facilities	Replace field house HVAC units	\$360,000	\$360,000	
Parks-Rec-Facilities	Paint Dome Ceiling and Replace Sprinkler Heads	\$430,000	\$430,000	
Parks-Rec-Facilities	Hadlock Field Elevator Modernization	\$125,000	\$125,000	
Parks-Rec-Facilities	Café Ventilation system	\$90,000	\$90,000	
Parks-Rec-Facilities	Replacement Electronic Signs for Ice Arena and Expo	\$85,000	\$85,000	
Parks-Rec-Facilities	Golf Course Improvements	\$150,000	\$150,000	
Parks-Rec-Facilities	Merrill Loading Dock Engineering (dock access and bus parking)	\$50,000		\$50,000 (6)
Parks-Rec-Facilities	Merrill Auditorium Seating Replacement	\$100,000		\$100,000 (6)
Parks-Rec-Facilities	Cart Barn Engineering & Design	\$50,000		\$50,000 (3)
Parks-Rec-Facilities	Pile Jackets - OG	\$225,000		\$225,000 (2)
Parks-Rec-Facilities	On going pile/pier work at OG and P.O.T	\$250,000		\$250,000 (2)
Parks-Rec-Facilities	Pier Deck Replacement (engineering)	\$50,000		\$50,000 (2)
Parks-Rec-Facilities	Dougherty Field Reconstruction	\$925,000	\$925,000	
Parks-Rec-Facilities	Deering Oaks Pond Wall Reconstruction - Phase I	\$1,640,000	\$1,640,000	
Parks-Rec-Facilities	Stroudwater Pedestrian Bridge Installation	\$160,000		\$160,000 (1)
Parks-Rec-Facilities	Will's Playground Design (Eastern Prom)	\$200,000		\$200,000 (3)
Parks-Rec-Facilities	Stone Street Playground Upgrade & Splashpad Erosion Issues	\$450,000		\$450,000 (2)
Parks-Rec-Facilities	City Facilities Master Plan - Including Fire Stations	\$325,000		\$325,000 (3)
Planning-Urban Dev.	West Commercial Street Pathway - Phase III	\$50,000	\$50,000	
Planning-Urban Dev.	Comprehensive Transportation Plan	\$375,000	\$375,000	
Portland Public Library	Roof Replacement, Continued HVAC, Lighting	\$955,000	\$955,000	
Public Works	Forest Avenue: (Woodford/Revere to Bedford)	\$100,000	\$100,000	
Public Works	Asset Management Plan	\$200,000		\$200,000 (4)
Public Works	East Deering Erosion Rehabilitation	\$350,000		\$350,000 (4)
Public Works	Cliff Island Seawall Erosion Rehabilitation	\$1,000,000		\$1,000,000 (4)
Public Works	Great Diamond Island Erosion Rehabilitation	\$1,500,000		\$1,500,000 (4)
Public Works	Peaks Island Erosion Rehabilitation	\$2,500,000		\$2,500,000 (4)
Public Works	Cliff Island Barge Landing Erosion Rehabilitation	\$450,000	\$450,000	
Public Works	Islands Improvement Program	\$250,000	\$250,000	
<u>SCHOOL DEPARTMENT FACILITIES</u>				
Portland Public Schools	HVAC unit 1	\$250,000	\$250,000	
Portland Public Schools	Small roof replacement	\$100,000	\$100,000	
Portland Public Schools	Provide secure entrance and ADA accessible front entrance	\$350,000	\$350,000	
Portland Public Schools	Phase 2 Masonry repairs	\$500,000	\$500,000	
Portland Public Schools	Window replacement	\$300,000	\$300,000	
Portland Public Schools	Roof Replacement	\$200,000	\$200,000	
Portland Public Schools	Pavement/Asphalt replacement and repairs	\$350,000	\$350,000	
Portland Public Schools	Exterior lighting	\$50,000	\$50,000	
Portland Public Schools	Roof replacement	\$300,000	\$300,000	
Portland Public Schools	Roof replacement	\$600,000	\$600,000	

PUBLIC WORKS / TRANSPORTATION

Planning-Urban Dev.	Parkside to PTC Pathways Project - Union Branch	\$50,000	\$50,000	
Public Works	PACTS UPI Match	\$650,000	\$650,000	
Public Works	ADA Compliance Program	\$500,000	\$500,000	
Public Works	Sidewalk Rehabilitation Program	\$1,750,000	\$1,750,000	
Public Works	Transportation Outcomes in Association with Water Resources Projects	\$300,000	\$300,000	
Public Works	Arterial Crossing Program	\$300,000		\$300,000 (1)
Public Works	Bike Facility Safety Improvements (BBI Program)	\$100,000		\$100,000 (3)
Public Works	Traffic Calming/Street Safety Initiatives	\$150,000		\$150,000 (3)
Public Works	Libbytown Neighborhood Renewal Project	\$800,000	\$800,000	
Public Works	Bramhall Square Reconstruction	\$75,000	\$75,000	
Public Works	Gorham's Corner Mini Roundabout	\$250,000	\$250,000	
Public Works	Franklin Street Design Update	\$250,000		\$250,000 (1)
Public Works	Dana & Wharf Street Reconstruction	\$75,000		\$75,000 (2)
Public Works	DOT Paving Matches	\$800,000	\$800,000	
Public Works	PACTS Collector Paving	\$650,000	\$650,000	
Public Works	Pavement Preservation Program	\$2,000,000	\$2,000,000	
Public Works	City Retaining Wall Repairs	\$100,000	\$100,000	
Information Tech.	Traffic Network Switches	\$125,000	\$125,000	
Public Works	High-Speed Communications for Signal Corridors and Improved Coordination	\$150,000		\$150,000 (1)
Public Works	Traffic Signals Upgrade Program	\$600,000		\$600,000 (1)
Public Works	PACTS RTMS - Regional Signals, Communications, and Match Money	\$25,000		\$25,000 (1)
Public Works	Traffic Signal Upgrades with Paving Programs	\$175,000		\$175,000 (3)
Public Works	Marginal Way Signal Upgrades	\$75,000		\$75,000 (2)

FLEET VEHICLES

Parks-Rec-Facilities	0.75T Pick Up, Reg Cab, 4X4, Long Bed (USED)	\$40,000	\$40,000	
Public Works	Small PU - Ford Ranger or Like w/ Plow	\$50,000	\$50,000	
Public Works	Small PU - Ford Ranger or Like w/ Plow	\$50,000	\$50,000	
Fire Department	Complete Ambulance / NEW - AMB	\$500,000	\$500,000	
Fire Department	Fire Ladder Truck Year 1 of 4 Funding	\$500,000	\$500,000	
Health-Human Services	Laundry Truck-Barron Center	\$65,000	\$65,000	
Parks-Rec-Facilities	0.5T Pickup Crew Cab 4X4	\$50,000	\$50,000	
Parks-Rec-Facilities	0.75T Utility / Cargo Van	\$50,000	\$50,000	
Parks-Rec-Facilities	1.0T Dump Truck w/ Plow Set Up	\$110,000		\$110,000 (4)
Police Department	03 EA K9 Cars	\$125,000	\$125,000	
Police Department	05 EA Patrol Cars	\$290,000		\$290,000 (4)
Public Works	1.5-2T (F450-550) Dump Body -drop down sides, straight plow, stainless sander	\$160,000	\$160,000	
Public Works	Cargo PARTS Van 0.75T	\$50,000	\$50,000	
Public Works	1.5-2T (F450-550) Stainless Dump Body -drop down sides, straight plow, hydraulic sander syster	\$140,000	\$140,000	
Public Works	0.75T Extended Cab Pick-Up w/ Liftgate	\$70,000	\$70,000	
Public Works	Packer, Refuse Full Size	\$365,000		\$365,000 (4)
Public Works	1.0T Dump Truck w/ Plow and Sander	\$130,000		\$130,000 (4)
Sub-Total - GF CIP		\$33,555,000	\$22,855,000	\$10,700,000
	Public Art	50,000	50,000	
	Land Bank	50,000	50,000	
Sub-Total - General Fund Projects		\$33,655,000	\$22,955,000	\$10,700,000

SEWER & STORMWATER **ENTERPRISE FUND PROJECTS (6)**

Public Works	CMOM - Inflow and Infiltration Phase 3 Mitigation	\$1,100,000	\$1,100,000	
Public Works	Sewer Collection System Repairs, Rehabilitation and Improvements	\$500,000	\$500,000	
Public Works	CSO- #26 Sewershed	\$250,000	\$250,000	
Public Works	CSO- Close CSO #42	\$500,000	\$500,000	
Public Works	CSO- Downtown District Sewer Separation	\$600,000	\$600,000	
Public Works	Pavement Preservation Program - Utility costs	\$400,000	\$400,000	
Public Works	Pump Station Generator	\$150,000	\$150,000	
Public Works	Pickup Truck Replacements	\$140,000	\$140,000	
Public Works	Stormwater Collection System Repairs, Rehabilitation and Improvements	\$500,000	\$500,000	
Public Works	Green Infrastructure	\$400,000	\$400,000	
Public Works	Palmer Ave Detention Basin Upgrade (Dole Brook Stormwater Improvement)	\$375,000	\$375,000	
Public Works	Rand Road Culvert	\$1,800,000	\$1,800,000	
Public Works	Skid Steerer	\$150,000	\$150,000	
Public Works	Street Sweeper Replacement	\$500,000	\$500,000	
Public Works	Pickup Truck - Compliance Section Field Work	\$50,000	\$50,000	
Sub-Total - Enterprise Fund Projects		\$7,415,000	\$7,415,000	
TOTAL		\$41,070,000	\$30,370,000	\$10,700,000

<u>TOTAL APPROPRIATION AND FUNDING SOURCES</u>	
(1) Impact Fees	\$1,485,000
(2) TIF Funding	\$1,125,000
(3) Prior CIP Reallocation	\$1,000,000
(4) Unassigned Fund Balance	\$6,610,000
(5) Asset Forfeiture	\$330,000
(6) Merrill Improvement Funds	\$150,000
(7) New borrowing (Enterprise Fund Debt Projects)	\$7,415,000
ALL OTHER New Borrowing (General Fund Projects)	\$22,855,000
TOTAL	\$41,070,000

**AMENDMENT 1 TO ORDER 146-24/25
PREPARED BY CORPORATION COUNSEL
FOR COUNCILOR BULLETT
RE: BACK COVE STAIRCASE REPAIRS**

**ORDER APPROPRIATING BOND PROCEEDS AND OTHER FUNDS IN AN AMOUNT
NOT TO EXCEED ~~\$41,235,000~~ ~~\$41,070,000~~ FOR
THE CITY'S FY2026 CAPITAL IMPROVEMENT PROGRAM**

IT IS HEREBY ORDERED THAT

1. Subject to paragraph 2 and 3 below, the sum of- ~~\$41,235,000~~ ~~\$41,070,000~~, plus the original issue premium arising, if any, associated with issuance of the City's general obligation bonds, be and hereby is appropriated to finance the projects more particularly described in the project list for the City's FY26 Capital Improvement Program attached hereto as Exhibit A (the "FY26 CIP Project List"), as follows:
 - a. The sum of ~~\$23,020,000~~ ~~\$22,855,000~~ is appropriated from the proceeds of the City's general obligation bonds to be authorized by the City Council to finance a portion of the costs of the General Fund Projects included in the FY26 CIP Project List;

...

		FY26 CIP	New Bond	
		<u>Appropriation</u>	<u>Authorization</u>	<u>Other Funding</u>
<u>GENERAL FUND PROJECTS</u>				
<u>EQUIPMENT</u>				
Fire Department	Self Contained Breathing Apparatus (SCBA) Replacement	\$800,000	\$800,000	
Parks-Rec-Facilities	Tractor - Kubota M5660SU	\$65,000	\$65,000	
Parks-Rec-Facilities	PTO Mower Groundmaster 1200 series	\$40,000	\$40,000	
Parks-Rec-Facilities	TORO Pro Core 864 Turf Aerator	\$45,000	\$45,000	
Parks-Rec-Facilities	Forklift, Electric - 5K	\$65,000	\$65,000	
Parks-Rec-Facilities	Backhoe / Loader, Wheeled	\$130,000	\$130,000	
Police Department	Barriers for Outdoor Events	\$160,000		\$160,000 (5)
Police Department	Night vision for SRT	\$170,000		\$170,000 (5)
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Public Works	Crane, Bridge, 4 Ton	\$235,000	\$235,000	
Public Works	Table, Plasma Cutting	\$45,000	\$45,000	
Public Works	Backhoe Loader with Extend-a-hoe / Bucket with Thumb / 4X4	\$165,000		\$165,000 (4)
Information Tech.	Datacenter Storage Expansion	\$110,000	\$110,000	
<u>FACILITIES & INFRASTRUCTURE</u>				
Fire Department	New Sprinkler System at Cummings Center/ Munjoy Fire Station	\$220,000	\$220,000	
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Health-Human Serv.	Barron Center 3rd and half of the 2nd floor hallway and patient rooms	\$225,000	\$225,000	
Health-Human Serv.	Elevator Replacement	\$255,000	\$255,000	
Parking	Elm Street Garage - Capital Maintenance	\$175,000	\$175,000	
Parking	Spring Street Garage - Capital Maintenance	\$335,000	\$335,000	
Parks-Rec-Facilities	City Hall/Merrill Boiler replacement	\$800,000	\$800,000	
Parks-Rec-Facilities	Replace field house HVAC units	\$360,000	\$360,000	
Parks-Rec-Facilities	Paint Dome Ceiling and Replace Sprinkler Heads	\$430,000	\$430,000	
Parks-Rec-Facilities	Hadlock Field Elevator Modernization	\$125,000	\$125,000	
Parks-Rec-Facilities	Café Ventilation system	\$90,000	\$90,000	
Parks-Rec-Facilities	Replacement Electronic Signs for Ice Arena and Expo	\$85,000	\$85,000	
Parks-Rec-Facilities	Golf Course Improvements	\$150,000	\$150,000	
Parks-Rec-Facilities	Merrill Loading Dock Engineering (dock access and bus parking)	\$50,000		\$50,000 (6)
Parks-Rec-Facilities	Merrill Auditorium Seating Replacement	\$100,000		\$100,000 (6)
Parks-Rec-Facilities	Cart Barn Engineering & Design	\$50,000		\$50,000 (3)
Parks-Rec-Facilities	Pile Jackets - OG	\$225,000		\$225,000 (2)
Parks-Rec-Facilities	On going pile/pier work at OG and P.O.T	\$250,000		\$250,000 (2)
Parks-Rec-Facilities	Pier Deck Replacement (engineering)	\$50,000		\$50,000 (2)
Parks-Rec-Facilities	Dougherty Field Reconstruction	\$925,000	\$925,000	
Parks-Rec-Facilities	Deering Oaks Pond Wall Reconstruction - Phase I	\$1,640,000	\$1,640,000	
Parks-Rec-Facilities	Stroudwater Pedestrian Bridge Installation	\$160,000		\$160,000 (1)
Parks-Rec-Facilities	Will's Playground Design (Eastern Prom)	\$200,000		\$200,000 (3)
Parks-Rec-Facilities	Stone Street Playground Upgrade & Splashpad Erosion Issues	\$450,000		\$450,000 (2)
Parks-Rec-Facilities	City Facilities Master Plan - Including Fire Stations	\$325,000		\$325,000 (3)
Parks-Rec-Facilities	<u>Back Cove Staircase Repairs</u>	<u>\$165,000</u>		<u>\$325,000 (3)</u>
Planning-Urban Dev.	West Commercial Street Pathway - Phase III	\$50,000	\$50,000	
Planning-Urban Dev.	Comprehensive Transportation Plan	\$375,000	\$375,000	
Portland Public Library	Roof Replacement, Continued HVAC, Lighting	\$955,000	\$955,000	
Public Works	Forest Avenue: (Woodford/Revere to Bedford)	\$100,000	\$100,000	
Public Works	Asset Management Plan	\$200,000		\$200,000 (4)
Public Works	East Deering Erosion Rehabilitation	\$350,000		\$350,000 (4)
Public Works	Cliff Island Seawall Erosion Rehabilitation	\$1,000,000		\$1,000,000 (4)
Public Works	Great Diamond Island Erosion Rehabilitation	\$1,500,000		\$1,500,000 (4)
Public Works	Peaks Island Erosion Rehabilitation	\$2,500,000		\$2,500,000 (4)
Public Works	Cliff Island Barge Landing Erosion Rehabilitation	\$450,000	\$450,000	
Public Works	Islands Improvement Program	\$250,000	\$250,000	
<u>SCHOOL DEPARTMENT FACILITIES</u>				
Portland Public Schools	HVAC unit 1	\$250,000	\$250,000	
Portland Public Schools	Small roof replacement	\$100,000	\$100,000	
Portland Public Schools	Provide secure entrance and ADA accessible front entrance	\$350,000	\$350,000	
Portland Public Schools	Phase 2 Masonry repairs	\$500,000	\$500,000	
Portland Public Schools	Window replacement	\$300,000	\$300,000	
Portland Public Schools	Roof Replacement	\$200,000	\$200,000	
Portland Public Schools	Pavement/Asphalt replacement and repairs	\$350,000	\$350,000	
Portland Public Schools	Exterior lighting	\$50,000	\$50,000	
Portland Public Schools	Roof replacement	\$300,000	\$300,000	
Portland Public Schools	Roof replacement	\$600,000	\$600,000	

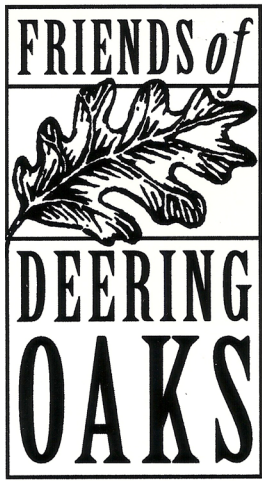
PUBLIC WORKS / TRANSPORTATION

Planning-Urban Dev.	Parkside to PTC Pathways Project - Union Branch	\$50,000	\$50,000		
Public Works	PACTS UPI Match	\$650,000	\$650,000		
Public Works	ADA Compliance Program	\$500,000	\$500,000		
Public Works	Sidewalk Rehabilitation Program	\$1,750,000	\$1,750,000		
Public Works	Transportation Outcomes in Association with Water Resources Projects	\$300,000	\$300,000		
Public Works	Arterial Crossing Program	\$300,000		\$300,000	(1)
Public Works	Bike Facility Safety Improvements (BBi Program)	\$100,000		\$100,000	(3)
Public Works	Traffic Calming/Street Safety Initiatives	\$150,000		\$150,000	(3)
Public Works	Libbytown Neighborhood Renewal Project	\$800,000	\$800,000		
Public Works	Bramhall Square Reconstruction	\$75,000	\$75,000		
Public Works	Gorham's Corner Mini Roundabout	\$250,000	\$250,000		
Public Works	Franklin Street Design Update	\$250,000		\$250,000	(1)
Public Works	Dana & Wharf Street Reconstruction	\$75,000		\$75,000	(2)
Public Works	DOT Paving Matches	\$800,000	\$800,000		
Public Works	PACTS Collector Paving	\$650,000	\$650,000		
Public Works	Pavement Preservation Program	\$2,000,000	\$2,000,000		
Public Works	City Retaining Wall Repairs	\$100,000	\$100,000		
Information Tech.	Traffic Network Switches	\$125,000	\$125,000		
Public Works	High-Speed Communications for Signal Corridors and Improved Coordination	\$150,000		\$150,000	(1)
Public Works	Traffic Signals Upgrade Program	\$600,000		\$600,000	(1)
Public Works	PACTS RTMS - Regional Signals, Communications, and Match Money	\$25,000		\$25,000	(1)
Public Works	Traffic Signal Upgrades with Paving Programs	\$175,000		\$175,000	(3)
Public Works	Marginal Way Signal Upgrades	\$75,000		\$75,000	(2)
FLEET VEHICLES					
Parks-Rec-Facilities	0.75T Pick Up, Reg Cab, 4X4, Long Bed (USED)	\$40,000	\$40,000		
Public Works	Small PU - Ford Ranger or Likew/ Plow	\$50,000	\$50,000		
Public Works	Small PU - Ford Ranger or Likew/ Plow	\$50,000	\$50,000		
Fire Department	Complete Ambulance / NEW - AMB	\$500,000	\$500,000		
Fire Department	Fire Ladder Truck Year 1 of 4 Funding	\$500,000	\$500,000		
Health-Human Services	Laundry Truck-Barron Center	\$65,000	\$65,000		
Parks-Rec-Facilities	0.5T Pickup Crew Cab 4X4	\$50,000	\$50,000		
Parks-Rec-Facilities	0.75T Utility / Cargo Van	\$50,000	\$50,000		
Parks-Rec-Facilities	1.0T Dump Truck w/ PlowSet Up	\$110,000		\$110,000	(4)
Police Department	03 EA K9 Cars	\$125,000	\$125,000		
Police Department	05 EA Patrol Cars	\$290,000		\$290,000	(4)
Public Works	1.5-2T (F450-550) Dump Body-drop down sides, straight plow, stainless sander	\$160,000	\$160,000		
Public Works	Cargo PARTS Van 0.75T	\$50,000	\$50,000		
Public Works	1.5-2T (F450-550) Stainless Dump Body-drop down sides, straight plow, hydraulic sander syste	\$140,000	\$140,000		
Public Works	0.75T Extended Cab Pick-Up w/ Liftgate	\$70,000	\$70,000		
Public Works	Packer, Refuse Full Size	\$365,000		\$365,000	(4)
Public Works	1.0T Dump Truck w/ Plow and Sander	\$130,000		\$130,000	(4)
Sub-Total - GF CIP		\$33,555,000	\$33,720,000	\$22,855,000	\$11,025,000
	Public Art	50,000	50,000		
	Land Bank	50,000	50,000		
Sub-Total - General Fund Projects		\$33,655,000	\$33,820,000	\$22,955,000	\$11,025,000

SEWER & STORMWATER					
ENTERPRISE FUND PROJECTS (6)					
Public Works	CMOM - Inflow and Infiltration Phase 3 Mitigation	\$1,100,000	\$1,100,000		
Public Works	Sewer Collection System Repairs, Rehabilitation and Improvements	\$500,000	\$500,000		
Public Works	CSO- #26 Sewershed	\$250,000	\$250,000		
Public Works	CSO- Close CSO #42	\$500,000	\$500,000		
Public Works	CSO- Downtown District Sewer Separation	\$600,000	\$600,000		
Public Works	Pavement Preservation Program - Utility costs	\$400,000	\$400,000		
Public Works	Pump Station Generator	\$150,000	\$150,000		
Public Works	Pickup Truck Replacements	\$140,000	\$140,000		
Public Works	Stormwater Collection System Repairs, Rehabilitation and Improvements	\$500,000	\$500,000		
Public Works	Green Infrastructure	\$400,000	\$400,000		
Public Works	Palmer Ave Detention Basin Upgrade (Dole Brook Stormwater Improvement)	\$375,000	\$375,000		
Public Works	Rand Road Culvert	\$1,800,000	\$1,800,000		
Public Works	Skid Steerer	\$150,000	\$150,000		
Public Works	Street Sweeper Replacement	\$500,000	\$500,000		
Public Works	Pickup Truck - Compliance Section Field Work	\$50,000	\$50,000		
Sub-Total - Enterprise Fund Projects		\$7,415,000	\$7,415,000		
TOTAL		\$41,070,000	\$41,235,000	\$30,370,000	\$10,700,000

TOTAL APPROPRIATION AND FUNDING SOURCES

(1) Impact Fees	\$1,485,000	
(2) TIF Funding	\$1,125,000	
(3) Prior CIP Reallocation	<u>\$1,325,000</u>	\$1,000,000
(4) Unassigned Fund Balance	\$6,610,000	
(5) Asset Forfeiture	\$330,000	
(6) Merrill Improvement Funds	\$150,000	
(7) New borrowing (Enterprise Fund Debt Projects)	\$7,415,000	
<u>ALL OTHER New Borrowing (General Fund Projects)</u>	\$22,855,000	
TOTAL	<u>\$41,295,000</u>	\$41,070,000



MISSION STATEMENT

The Friends of Deering Oaks is a non-profit citizen organization committed to preserving, protecting and enhancing the physical condition of Portland's historic Deering Oaks Park and promoting its use by residents and visitors. The 1994 Deering Oaks Master Plan will guide the activities of the Friends of Deering Oaks.

Friends of Deering Oaks
P.O. Box 10416
Portland, Maine 04104
(207) 774-0437

April 9, 2025

Portland City Council
City of Portland
389 Congress Street
Portland, ME. 04101

Dear Mayor Dion and City Councilors

On behalf of the Friends of Deering Oaks, I am writing to express our strong support for the City Manager's recommendation of a CIP allocation of \$1,640,000.

The pond wall has been deteriorating for well over a decade. It was first identified in a multi-purpose pond federal earmark request in 2006. At that point, the projected cost for a more extensive repair was \$675,000. It turned out that the source of the earmark did not allow the federal funds to be used for the wall repair, so the deterioration got worse every year. See photo below. This is only one of several sections in this condition.

The repair has been the top priority for FoDO for ten years. While it has been included in multi-year CIP planning, it has been "bumped" because of intervening needs, which we understand.

While the project is now much more expensive, it is time to get it done. On behalf of Friends of Deering Oaks, we strongly urge your support for this item and thank you in advance.

Very truly yours

Anne B. Pringle
President



Public Comment - Orders 146 & 147 - 24/25: Debt Management Policy Calculations Omitted

George Rheault via portlandmaine.gov

Attachments

Sun, Apr 13, 11:51 AM (23 hours ago)

to Public

See comment below including the attached debt management policy supposedly now in force. IT IS NOT CLEAR WHEN THIS POLICY WAS ENACTED OR LAST UPDATED AND WHEN THE CITY COUNCIL, AS A BODY, APPROVED IT AS BINDING GUIDANCE FOR THE CITY OF PORTLAND.

Also, the back-up meeting materials for the CIP approval should include the required debt management calculations that the City Council is supposed to be reviewing as part of any discussion of new debt.

The Finance Director quickly flashed some calculations up on the screen during the last Finance Committee meeting, but those calculations were not made easily accessible to the public then or for this Special City Council Meeting.

This is important stuff.

For example the "state assessed valuation" used by the Finance Director was STALE (the 2024 figure was used instead of the newest January 2025 valuation which the Maine State Revenue Service has calculated as \$18.57 BILLION not \$16.49 BILLION). Also the outstanding general obligation debt figure was also STALE (based on a 6/30/2024 date when we all know there have been significant interest and principal payments since the end of June 2024).

So instead of the City of Portland being well under its state requirement to have no more than 15% of its state valuation as general outstanding debt at 2.19%, the real figure would be even lower below 1.95%. This means the City of Portland has a very large amount of financial flexibility with respect to debt issuance at this time.

SOURCE: <https://www.maine.gov/revenue/taxes/property-tax/state-valuation>

----- Forwarded message -----

From: George Rheault <george.rheault@gmail.com>

Date: Wed, Mar 12, 2025 at 11:59 AM

Subject: Finance Committee - Public Comment: Failure to Set The Table...

To: <finance@portlandmaine.gov>, Danielle West-Chuhta <dwest@portlandmaine.gov>, Mark Dion <mdion@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, April Fournier <afournier@portlandmaine.gov>, <bgrant@portlandmaine.gov>, Kate Sykes <ksykes@portlandmaine.gov>, Anna Bullett <abullett@portlandmaine.gov>, Regina Phillips

<rphillips@portlandmaine.gov>, <wpelletier@portlandmaine.gov>,
<smichniewicz@portlandmaine.gov>

Why isn't the Finance Committee reviewing the City's "Debt Management Policy" as a precursor to discussing what kind of new debt to authorize for the upcoming fiscal year?

See attached Debt Management Policy.

City of Portland, Maine Debt Management Policy

Policy Statement

The City borrows money to finance its Capital Improvement Program and other capital assets. It also borrows money to fund workers' compensation settlements, loan programs, non-recurring extraordinary circumstances (such as funding pension obligations) and economic development activities. The City's ability to achieve the lowest possible financing costs is tied directly to its fiscal management, including the existence and adherence to formal fiscal policies. Because of the significant annual cost of debt service, and to assure both taxpayers and bond rating agencies that debt levels and ability to pay debt service are actively managed, the City of Portland adopts this policy. This policy enacts debt limitations which are much stricter than limitations already in place under State of Maine law and the City Charter.

Purpose

The purpose of this policy is to provide the City with a guide to manage debt levels by evaluating the need for capital investment against the capacity to pay for financing the costs of meeting that need. The primary focus of this policy is to measure debt secured by the full faith and credit of the City (general obligation, or GO). The goal of this policy is to equip the City Council, administration, and taxpayers with guidelines and information that can inform good decisions on borrowing money to accomplish the fiscal and operational mission of the City.

The City currently has instances of debt issuance that are not supported by taxes. The Jetport issues debt that is secured solely by the revenues generated by the Jetport operations. These types of borrowings are not covered by this policy, as they are analyzed using commercially-based methods, such as debt service coverage ratios and other financial covenants.

The City also has instances of debt requirements that, while ultimately backed by a GO pledge of the City, are by their nature self-supporting through user fees or other non-tax sources of revenue. Examples of this include State subsidized School construction projects, Sewer Enterprise Fund debt and Stormwater Enterprise Fund debt.

Governing Factors

The City shall maintain an outstanding GO debt total that complies with State law, which currently limits long-term debt outstanding to 15% of the State assessed valuation of the City. The City Charter describes conditions that require a referendum vote to borrow funds. It also contains the conditions under which financing can be used. Issuance of General Obligation debt requires affirmative votes of seven members of the City Council.

It is understood, and imperative, that the School Department capital investment financing is included in this policy, as it is also GO debt of the City and debt service is supported by tax dollars. All calculations within this policy will also include debt service that is all or partially reimbursed, such as State School Funding.

The City shall not issue debt to fund current or ongoing operations of the City or Schools, except in the form of Tax Anticipation Notes (TANs), when applicable, in compliance with State law and in conformance with Internal Revenue Service (IRS) regulations.

The City shall not lend its borrowing capacity to or guarantee debt of any other entity.

Maturity of debt obligations must be no more than the useful life of the capital investment being financed, or than the final maturity of refunded debt; pursuant to Maine law, which may not exceed 30 years from issuance.

Refunding opportunities will be evaluated annually to achieve future interest cost savings.

Rules of borrowing and this Policy also cover lease purchases, as they are secured by the general obligation of the City.

Debt Limitations

The City's Capital Improvement Program is based on a Capital Improvement Plan. The CIP includes projections for

replacement of assets as well as anticipating investment in new assets that may be needed. The CIP is expected to be updated periodically to reflect additions, deletions and other changes in assets or circumstances. It is expected that investment in operating equipment, fleet and technology will be transitioned such that acquisitions will be made through annual budget appropriations when applicable, as determined by management and City Council.

Borrowing capacity will be evaluated first by the Governing Principles, and then using a number of factors, specifically:

1. *Demand*—what is the need for borrowing
 - a. Demand is measured by the needs presented by the CIP. It can also be based on opportunities that arise from time to time which require capital investment by the City.
2. *Capacity*—what is the maximum amount to borrow
 - a. The maximum amount to be borrowed at any given time will be determined by evaluating the following factors:
 1. Current and projected annual debt service level, based on current outstanding debt.
 2. Market conditions (ability to access the financing market, interest rates, etc.).
 3. Economic conditions, including cost of construction.
 4. Opportunity for participation in low interest financing programs, debt, service reimbursement, grant opportunities, or other situations beneficial to the City.
3. *Affordability*—what is the fiscal impact
 - a. A projection of annual debt service impact for each borrowing will be done, incorporating the elements of Capacity. It will include budgetary impact, as well as a projection of tax impact. Debt service will be calculated as annual amount needed to satisfy principal and interest payments, net of any applicable revenue.
 1. Annual tax-backed debt service* payments should not exceed 12% of general fund expenditures.
 2. Annual tax-backed debt service* payments should not exceed 1.5% of per capita income.**
 3. Net debt per capita should not exceed the “moderate” range by Moody’s, currently at \$5,000.
 4. Total outstanding debt should not exceed 5% of the State equalized valuation of the City.
4. *Term*—length of payback period
 - a. Financing shall be secured with the goal of paying back the debt in the shortest term that is economically feasible.
5. *Payment Structure*—how payments are applied
 - a. Payments will be structured with level principal and declining interest over the life of the debt, except in instances where level debt service payments offer economic benefit, such as for rate stabilization.
6. *Advance Refundings*— bond issuance used to pay off another outstanding bond, issued at a lower rate
 - a. Opportunities for advance refunding will be reviewed when issuing other GO bonds in order to package issues.
 - b. Opportunities for advance refunding will be considered independently for issues where the net savings, after costs of issuance, is estimated to be at least \$50,000 annually for the new financing period.

Pension Obligation Bonds (POB’s)

In 2002, the city refinanced its unfunded pension liability with the Maine State Retirement system through Variable Rate Demand Obligation (VRDO) financing. The VRDO structure bears interest at a floating rate that is adjusted at specified intervals (daily, weekly, monthly) and can be redeemed at the holder’s option when the rate changes. While this financing offered the City significant saving (\$21M in debt service costs) there are also increased operating budget costs due to the required line of credit and required remarketing agent. As of October 2019 the City held a direct pay line of credit with TD Bank and also utilized TD Bank for remarketing services.

Debt Management Policy

The City faces significant annual increases in annual debt service (approximately \$1M of annual increase) in the years leading up to final POB maturity on June 1, 2026. To offset these significant increases and create a more predictable tax levy the City created a category of assigned fund balance specifically designed to offset POB debt service in the latter years of the POB. During the final years of the POB this assigned fund balance will be spent down to ensure no increases to the tax rate related to POB debt service.

Bond Ratings

Debt issuance is rated by agencies specializing in the analysis of organizations' ability to pay off their debt. The City is rated for each bond issue, and also during an annual affirmation of ratings. As of 2020 the City is rated AA+ by Standard & Poor's and Aa1 by Moody's. The City's Pension Obligation Bonds were upgraded to AAA upon signing of the new direct pay letter of credit with TD Bank in October 2020.

It is the goal of the City to maintain these ratings, as it allows easy entry into the bond sale market and favorable interest rates. This policy, in conjunction with other fiscal policies of the City and overall good fiscal management are critical in rating maintenance.

Debt Issuance

The City relies on the sale of bonds for the majority of its financing needs. These sales are conducted through the use of a financial advisory firm and recognized bond counsel. This allows the City continued access to the bond market and ensures compliance with all Securities and Exchange Commission (SEC), Municipal Securities Rulemaking Board (MSRB) and IRS regulations. The City may also enter into lease purchase agreements if it is determined to be cost effective.

Each issuance of general obligation debt will be evaluated to determine compliance with this policy, and that information will be submitted to the City Council as they deliberate actions on financing approvals.

It City's policy to not issue debt unless there is an imminent funding need. In general no debt will be issued if proceeds are not expected to be significantly expended within 24 months due. For any debt issuance tied to annual CIP size, such calculations will be based on general fund CIP only, based on new general obligation bonds authorized, net of supplemental City Manager allocations and donations, subject to an annual limit of \$50,000 of new funding per year.

Reporting

The City's debt information is part of the Comprehensive Annual Financial Report (CAFR). Annual debt service requirements are budgeted as part of the annual budget approval process. Bond ratings received by rating agencies are published and available for public review.

The Finance Committee will receive a status report on the overall debt status of the City each fiscal year. This will include a specific discussion on the status of the Pension Obligation Bonds as final retirement of the bonds approaches in June of 2026.

The City is required to provide certain information to investors periodically and financial information annually. This information is filed through the Electronic Municipal Market Access system (EMMA), provided by the MSRB.

Administration

This Policy is for use in guiding financing decisions of the City, and should be used by the City Council during discussions related to debt issuance. It is administered in conjunction with the City's other fiscal policies, including Investment and Fund Balance policies. It may be amended or revised from time to time as determined by the City Finance Director who shall make finance decisions about this policy or anything herein.

**Annual tax-backed debt service equals budgeted debt service net of fully self-supporting debt service as determined by the Finance Director (examples include fully self-supporting Enterprise Fund debt service and State reimbursed School Department debt service).*

***Per Capita Personal Income, as published by the U.S. Bureau of Economic Analysis (BEA), Bearfacts, for Portland-South Portland region.*

Last updated October 2020

Public Comment - 146 & 147 - 24/25: Why is share of School Capital Spending So Low?

George Rheault via portlandmaine.gov

Attachments

Sun, Apr 13, 11:54 AM (23 hours ago)

to Public

See below my concerns about the absence of strategic long-term planning around school capital spending.

This is particularly concerning when the City Council appears to be poised to spend almost as much on the Deering Oaks pond walls and its golf course as it is on school projects despite the massive mismatch on the operating budget side for these things.

----- Forwarded message -----

From: George Rheault <george.rheault@gmail.com>

Date: Wed, Mar 12, 2025 at 11:53 AM

Subject: Finance Committee - Public Comment: Why is share of School Capital Spending So Low?

To: <finance@portlandmaine.gov>, Danielle West-Chuhta <dwest@portlandmaine.gov>, Mark Dion <mdion@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, April Fournier <afournier@portlandmaine.gov>, <bgrant@portlandmaine.gov>, Kate Sykes <ksykes@portlandmaine.gov>, Anna Bullett <abullett@portlandmaine.gov>, Regina Phillips <rphillips@portlandmaine.gov>, <wpelletier@portlandmaine.gov>, <smichniewicz@portlandmaine.gov>

When will this School Facilities Assessment from 2016 be updated (SEE ATTACHED)? It is almost 10 years old and badly out-of-date based on a lot of work completed since 2016 as well as emergent needs not known or identified in 2016.

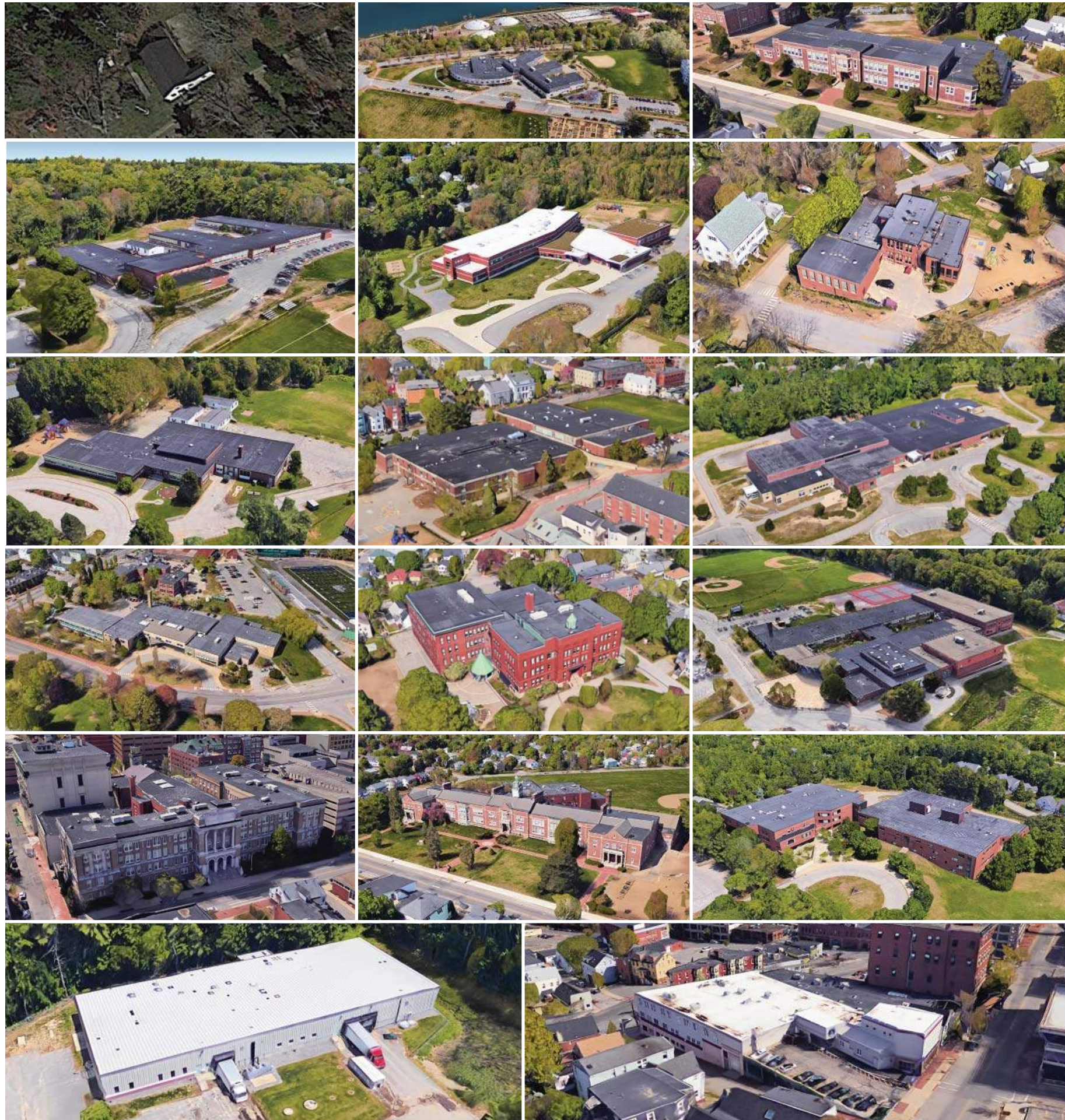
This is exactly the kind of long-range planning the 2010 Charter Reform was meant to mandate but which was cast aside by Jon Jennings and his successor.

Instead our decision-makers (both elected and unelected) are just doing mostly ad-hoc spending - putting out fires - both proverbial and literal.

It is amazing that public education (a major municipal function and purpose of our municipal corporation despite the attempts by many to pretend it is not on the "city side" of our community outlays) represents more than HALF of our property tax expenditures but when it comes time to invest in our capital infrastructure, the percentage of outlay for school assets is a mere fraction of the Capital Improvement Program.

At a minimum, someone on the Finance Committee should ask for a pie chart showing what departments get what so it can be clear to the citizens of Portland how far our school facilities are falling behind in terms of necessary and prudent investment spending.

The 2016 School Facilities Assessment can also be found here:
School Facilities Ad Hoc Committee | Portland, ME - Official Website



Facilities Assessment of School Buildings

City of Portland and Portland Public Schools

CAPITAL PLAN PRESENTATION

November 29, 2016

PRIORITIES

- | | |
|-------------------------------------|---------------|
| 1. Immediate Items | Year 0 |
| 2. Life Safety, Code, ADA, Security | Years 1 - 5 |
| 3. MEP Systems | Years 6 - 10 |
| 4. Interior Finishes | Years 11 - 15 |
| 5. Building Envelope | Years 16 - 20 |

Maintenance Items

CAPITAL SPENDING PLAN

	Immediate Recommendations	Short Term Recommendations	Long Term Recommendations			
	Year 0 2017	Years 1 - 5 2018 - 2022	Years 6 - 10 2023 - 2027	Years 11 - 15 2028 - 2032	Years 16 - 20 2033 - 2037	TOTALS
Elementary Schools						
Cliff Island	\$78,260	\$184,923	\$110,224	\$55,036	\$125,761	\$554,205
East End Community	\$59,600	\$394,626	\$543,076	\$7,059,349	\$7,418,537	\$15,475,189
Longfellow	\$132,597	\$2,789,969	\$6,771,176	\$2,789,810	\$2,365,473	\$14,849,025
Lyseth	\$6,023	\$1,936,873	\$8,661,179	\$1,872,279	\$2,421,194	\$14,897,547
Ocean Avenue	\$0	\$96,241	\$13,281	\$1,259,943	\$1,085,706	\$2,455,171
Peaks Island	\$88,795	\$675,474	\$1,768,375	\$796,613	\$775,595	\$4,104,852
Presumpscot	\$755	\$888,701	\$3,063,247	\$1,050,202	\$1,033,918	\$6,036,824
Reiche	\$33,905	\$2,347,145	\$13,943,037	\$4,574,506	\$2,431,142	\$23,329,735
Riverton	\$940	\$1,215,099	\$6,770,825	\$2,540,377	\$5,307,738	\$15,834,979
Elementary Schools Subtotal	\$400,875	\$10,529,051	\$41,644,421	\$21,998,115	\$22,965,065	\$97,537,527
Middle Schools						
King	\$276,125	\$1,377,356	\$10,792,822	\$4,054,302	\$2,418,928	\$18,919,533
Lincoln	\$40,859	\$1,824,068	\$9,123,347	\$4,672,448	\$4,556,994	\$20,217,716
Moore	\$0	\$1,324,115	\$10,876,606	\$4,940,480	\$4,904,587	\$22,045,788
Middle Schools Subtotal	\$316,984	\$4,525,539	\$30,792,775	\$13,667,230	\$11,880,509	\$61,183,037
High Schools						
Portland Arts & Technology (PATHS)	\$169,702	\$6,480,694	\$22,182,276	\$8,303,498	\$2,345,323	\$39,481,493
Deering	\$93,210	\$3,776,921	\$23,038,444	\$10,718,267	\$6,370,674	\$43,997,516
Portland	\$491,480	\$2,882,423	\$21,464,351	\$14,024,246	\$8,199,137	\$47,061,637
High Schools Subtotal	\$754,392	\$13,140,038	\$66,685,071	\$33,046,011	\$16,915,134	\$130,540,646
Other Buildings						
District Office / Bayside Learning	\$20,000	\$577,336	\$3,368,177	\$2,946,547	\$1,177,419	\$8,089,480
Central Kitchen	\$0	\$100,621	\$1,083,033	\$452,520	\$80,395	\$1,716,569
Subtotal	\$20,000	\$677,958	\$4,451,210	\$3,399,067	\$1,257,814	\$9,806,049
General District Items						
General District Items (from PPS 5-yr CIP)	\$0	\$6,337,065	\$0	\$0	\$0	\$6,337,065
TOTAL	\$1,492,251	\$35,209,651	\$143,573,477	\$72,110,422	\$53,018,522	\$305,404,323

CLIFF ISLAND ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
<u>Condition Level</u> 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	<u>Life Cycle (Age Factor)</u> N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	<u>Action Priority</u> I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	

Year 0 (Fiscal Year 2017) - Immediate Recommendations																	\$0
SITE																	
Courtyards & Exterior Gathering Spaces																	
Locations, Materials and Characteristics	Exposed grounding rod at entry. Concrete foundation on playground. OHE dangerously close to playground equipment.	OHE to be relocated away from playground. Pathway needed to playground. Wood chips recommended on playground.	0	END	I	OHE reroute: 300 lf @\$100 1 Pole @\$5000 Wood Chips: 3600 s.f. @\$2.50		●									\$66,220
Site Furniture & Accessories																	
Flagpoles	Proximity to OHE.	Relocate flagpole away from OHE.	1	END	I	1 @ \$5000		●									\$7,525
Plantings, Trees and Shrubs																	
Locations, Types and Densities	Number of damaged/failing trees in close proximity to building. Piles of lumber/debris.	Tree removal needed. Protect grounding rod from electrical box	0	OB	I	2 each \$1500		●					●				\$4,515
Total Year 0																	\$78,260

CLIFF ISLAND ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations																	
SITE																	
Vehicular & Pedestrian Circulation																	
Pedestrian Ramp Location & Materials	ADA ramp into school is good - wood with rail, rail needs minor repair.	Gravel/defined path from ramp to roadway needed. Repair handrail.	2	ESL	S	100 s.f.@\$20		●		●							\$3,752
Fencing																	
Locations & Materials	None	Fencing needed between playground and Church Road.	0	OS	S	150 lf@\$50		●									\$14,069
Site Topography																	
Characteristics	Visible ledge.	Provide path from building to playground to avoid tripping hazard.	0	OS	S	250 s.f.@\$20		●									\$9,380
Site Furniture & Accessories																	
Types, Locations, Materials	Teacher informed that the storage shed is infested. Oil tank located at rear of building, no screening.	Eradicate infestation in storage shed and repair/improve security. Add screening around oil tank.	1	END	S	Fence: 40lf @\$100 Replace Shed Door: 1 @\$1000		●									\$9,380
Site Drainage																	
Ponding	Plugged culvert.	Clean out culvert, install rip rap forebay at inlet side.	1	END	S	1 LS@ \$2500								●			\$4,689
STRUCTURAL																	
Roof Construction	Roof structured not accessed; based on drawings rafter framing. High low roof condition likely does not meet current code for snow loading.	Roof is technically grandfathered; recommend reinforcing high low roof conditions for drift. Shoveling of drifts recommended in the interim.	3	ESL	S	Low roof 120 SF		●									\$3,378
BUILDING EXTERIOR																	
Exterior Doors																	
Frame Materials	A mix of painted wood doors and painted metal doors, both with wood frames. Wood doors and frames are in poor condition	Recommend replacing all doors and frames with thermally broken aluminum framed doors with painted aluminum doors. Front door to be half glass configuration with insulated, clear glazing. Both doors to have ADA / code compliant hardware, aluminum, with crash bar egress devices.	0	OB	S	(2) 36"x84" aluminum exterior doors with thermally broken aluminum frames (1 door to be half glazed with clear, insulated glazing with Low-E coating). (2) aluminum, code/ADA compliant hardware with crash bar egress device.				●		●	●				\$10,321
Glazing Type and Color	Non-insulated single pane windows in the wooden door	Provide clear, insulated glazing with Low-E coating in new doors as described above.	0	OB	S	See above				●		●	●				\$0
Door Widths and Clearances	Front door is compliant. Rear door width is good, threshold and swing clearance do not meet ADA requirements.	Clear items away from door to allow for clear ADA approach access. Provide an ADA compliant threshold	0	OB	S	(1) ADA compliant exterior door threshold				●		●	●				\$280
Exterior Stairs and Ladders																	
Locations and Materials		Recommend proving an ADA/code compliant, painted metal handrail at front entry stairs.	0	OB	S	A total of 15 linear feet			●	●							\$848
BUILDING INTERIOR																	
Main Entrance																	

CLIFF ISLAND ELEMENTARY SCHOOL
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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Door Hardware	Non-ADA, dated door hardware in poor condition	Door hardware is to be replaced when new exterior main entrance door is installed	0	OB	S	(1) code compliant, aluminum, push/pull hardware with emergency egress crash bar.			●	●						\$1,035
General Purpose Classrooms																
Sinks (ADA compliance)	Counter mounted sink (Non-ADA)	Provide new plastic laminate casework and sink to meet ADA requirements	0	OB	S	(1) 60"x24" plastic laminate counter with resilient edge banding, at ADA height (1) 30" plastic laminate ADA sink apron (1) 30" base cabinet with drawer (1) stainless steel counter mounted sink with ADA compliant controls (2) 30" plastic laminate wall cabinets				●						\$6,687
Door Hardware	Aluminum, ADA compliant hardware. No crash bar at exterior door	Provide emergency egress crash bar at exterior door	0	OB	S	(1) aluminum emergency egress crash bar at exterior door				●						\$941
Door Widths and Clearances	<u>Exterior door to ramp:</u> Door width is good, threshold and swing clearance do not meet ADA requirements.	Clear items away from door to allow for clear ADA approach access. Provide an ADA compliant threshold	0	OB	S	(1) ADA compliant exterior door threshold				●						\$280
Toilet Rooms																
Floor & Base Finish Materials	VCT in poor condition	See below for recommended action	1	END	S	See below for quantities						●	●			\$0
Wall Finish Materials	Painted GYP walls in good condition	See below for recommended action	3	ESL	S	See below for quantities						●	●			\$0
Ceiling Finish Materials	2x4 ACT in poor condition	See below for recommended action	1	END	S	See below for quantities						●	●			\$0
Toilet Partitions	None	See below for recommended action	–	–	S	See below for quantities						●	●			\$0
Plumbing Fixtures	Floor mounted water closet in fair condition	See below for recommended action	2	ESL	S	See below for quantities						●	●			\$0
Mirrors	None	See below for recommended action	–	–	S	See below for quantities						●	●			\$0
Accessories	Toilet paper dispenser in non-ADA location. All other typical accessories are missing	See below for recommended action	0	OB	S	See below for quantities				●						\$0
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Non-ADA compliant bathroom. No maneuvering clearances, no fixture clearances, no grab bars, and non compliant heights of accessories.	See below for recommended action	0	OB	S	See below for quantities				●						\$0
Door Material (Including Frame & Glazing)	Painted wood door with non-ADA compliant hardware	See below for recommended action	2	ESL	S	See below for quantities				●						\$0
Door Hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	See below for recommended action	0	OB	S	See below for quantities				●						\$0
Door Widths and Clearances	Non-ADA compliant approach clearances.	See below for recommended action			S					●						\$0

CLIFF ISLAND ELEMENTARY SCHOOL
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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Other observations	One of the two bathrooms is not used as a restroom at all, instead its used for storage. The other restroom is in poor condition and is not ADA compliant.	Recommend renovating the two existing bathrooms to provide (1) fully ADA compliant, unisex restroom and (1) storage area. Both spaces to have new finishes complete.	0	OB	S	A total of 100 square feet of interior renovations. Renovations to provide (1) 64 square foot, ADA compliant bathroom; and (1) 36 square foot storage area. Both areas to have quartz tile flooring, painted gyp walls with resilient rubber wall base, and 2x4 ACT ceilings. Bathroom to have (1) floor mounted water closet, (1) wall mounted lav, (1) wall mounted mirror, grab bars, and typical accessories. Renovations to provide (1) 36"x84" wood veneer door in a painted hollow metal frame.				●						\$23,453
Mechanical and Service Spaces																
Door Hardware	Door has non-compliant hardware (door knob); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement non-compliant door hardware with functioning, code compliant hardware.	0	OB	S	(1) ADA/code compliant hardware for 36" door				●						\$941
FIRE PROTECTION																
Fire Service	NA	Install NFPA 13 automatic sprinkler system			S	Base on 1,017 GSF		●	●							\$56,093
ELECTRICAL																
Branch Circuits	Based on what can be seen from a visual inspection, branch-circuit wiring appears to be mostly type NM non-metallic sheathed cable (romex). Building wire in conduit and surface metal raceway has been installed in some areas where outlets have been added. Extension cords are in use in some areas due to a lack of appropriately located receptacles. It was noted that in some areas extension cords are located too close to electric baseboard heaters.	Add receptacles to eliminate the need for extension cords. Keep electrical cords at least six inches away from electric baseboard heaters to avoid damage to the cords.	2	ESL	S	Carry \$8,000 + MU's		●								\$15,008
Life Safety																
Fire Alarm	The fire alarm control panel is an ESL 1500 series conventional zoned control panel. It was noted that the backup batteries are not connected. Smoke detectors are located in all rooms. Manual pull stations are located at exits, but are located higher than permitted by ADA. Occupant notification doe not comply with ADA.	Update to fully addressable ADA compliant fire alarm system	1	OB	S	Carry \$8,000 + MU's		●	●							\$15,008

CLIFF ISLAND ELEMENTARY SCHOOL
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Emergency Lighting	An emergency battery unit with integral incandescent heads is located in the classroom. Incandescent internally-lluminated exit signs are located appropriately to mark exits, but the units are obsolete and one is not currently working. It is not clear whether or not the exits signs have a backup power source. There is No outdoor emergency lighting.	Provide outdoor emergency lighting as part of any planned renovations to the facility. Replace existing exit signs with LED units that include integral battery backup.	1	OB	S	Carry \$3,000 + MU's		●	●							\$5,628
SECURITY																
Secure Entry Vestibule	Vestibule entrance sequence, not a secured entrance due to lack of buzz-in/ video / intercom entry devices or equivalent.	Provide buzz-in/ video / intercom entry devices for a secured entry sequence between exterior door and student occupied areas.	0	OB	S	(1) buzz-in/ video / intercom entry device	●									\$3,752
Total Years 1 - 5																\$184,923

CLIFF ISLAND ELEMENTARY SCHOOL
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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations																	
PLUMBING																	
Hot Water System	20 gallon (?) electric water heater	Replace in kind	3	END	L	(1) 20 gal heater.						●	●			\$1,553	
Plumbing Fixtures	20 years + vintage	Upgrade with new fixtures (Tank toilet-Lav-kitchennette sink)	2	END	L	(3) fixture values \$1,500 ea.						●	●			\$10,483	
MECHANICAL																	
Heating Plant	None--floor mounted Laser 730 fuel fired vented heater rated 87% efficiency.	Replace with condensing LP gas furnace (50MBH).	3	ESL	L	(1) furnace ducted w/controls.						●	●			\$46,590	
Air Handling Unit Systems	No--no means of providing ventilation air (OA)	Install small Heat Recovery Ventilator (200 cfm) with electric duct coil to exhaust the toilet room, kitchennette, etc. and provide fresh air to all occupied spaces.		OB	L	(1) ERU w/coil						●	●			\$11,648	
Terminal Unit Systems	Existing electric baseboard abandoned.	Remove if verified abandoned	0	OB	L	\$/SF Demo.						●	●			\$3,883	
ELECTRICAL																	
Service	Overhead single-phase. The service entrance cable and main circuit breaker are 200-amp rated, but meter enclosure appears to be rated only 100 amps. Routing of of service entrance cable to line side of meter enclosure permits water to infiltrate the cable, potentially causing excessive corrosion within the meter enclosure	Update service to provide 200-amp rated meter enclosure. Replace service entrance cables and route such that weatherhead can be mounted vertically.	1	END	L	Carry complete 200A 240/120V single-phase service entrance and panel						●	●			\$4,193	
Wiring	Type SE service entrance cable		2	END	L							●	●				
Equipment	Residential/light-commercial grade Crouse-Hinds loads that appears to be 1980's vintage	Replace load center with modern panelboard.	2	END	L							●	●				
Exterior Building Lighting	Incandesent luminaires at building entrances, and one two-lamp medium based utility lamp holder	Update outdoor lighting to provide illumination levels per IES recommendations using LED fixtures with full-cutoff optics.	1	END	L	Carry \$5,000 + MU's						●	●			\$11,686	
Interior Lighting	Recessed fluorescent lens troffers utilizing T12 lamps are installed in all interior areas.	Update lighting to LED with high performance optics as part of any planned facility renovations.	1	OB	L	Carry complete replacement for 1,017 sf						●	●			\$20,189	

Total Years 6 - 10	\$110,224
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Category	Description and General Comments	Recommended Action	See Legend			Quantity Info	Evaluation Criteria										* Opinion of Probable Cost
			Cond. Level	Life Cycle	Action Priority		Security	Health & Safety	Code Compliance	ADA/ Accessibility	Sustain - Ability	Extending Bldg. Life	Operation & Maintenance	Impact on Learn. Env.	Aesthetics & Appearance		
Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations																	
Building Interior																	
Main Entrance																	
Entrance Mats	None, a more aggressive broadloom carpet is installed at the front entrance, in good condition	To preserve interior finishes it is our recommendation to replace with more robust walk-off carpet sequence at the main entrance. Provide an area of aggressive grade walk-off material at the exterior of the vestibule. Provide a mild grade walk-off mat product as finish floor in the vestibule. Provide an area of low grade walk-off carpet in the main lobby.	3	ESL	L	60 Square Feet of aggressive grade walk-off mat. 50 Square Feet of mild grade walk-off mat. 50 Square feet of low grade walk-off mat							●	●		\$6,707	
Ceiling Finish Materials	2x4 ACT in fair condition	Recommend replacing with new 2x4 ACT ceiling complete.	2	ESL	L	A total of 40 square feet						●	●			\$406	
General Purpose Classrooms																	
Floor & Base Finish Materials	A mix of VCT and broadloom carpet in good condition	Recommend replacing VCT in the next 2 years with quartz floor tile or an equivalent non-wax finish floor.	1	END	L	A total of 100 square feet						●	●			\$1,674	
		Recommend replacing broadloom carpet with carpet tile as part of standard maintenance practice	3	ESL	L	A total of 600 square feet						●	●			\$10,490	
Ceiling Finish Materials	2x4 ACT in fair condition	Recommend replacing with new 2x4 ACT ceiling complete.	2	ESL	L	A total of 650 square feet						●	●			\$6,629	
Casework	Mixed casework of wood veneer, plastic laminate, and metal of varying finishes and condition	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L	(1) 36" plastic laminate tall cabinet with adjustable shelves, (3) 144" rows of wall mounted shelves on shelving standards (one row with coat hooks (2) 48" wide plastic laminate tall open shelf unit with adjustable shelves, (2) 36" wide wall cabinets, (2) 36" base cabinet with drawers. (2) 24" open base cabinet with adjustable drawers (2) 120"x24" plastic laminate counter with resilient edge banding.						●	●	●		\$23,216	
Library / Media Center																	
Floor & Base Finish Materials	Broadloom carpet in fair condition	Recommend replacing with carpet tile	3	ESL	L	A total of 75 square feet						●	●			\$1,316	
Ceiling Finish Materials	2x4 ACT in fair condition	Recommend replacing with new 2x4 ACT ceiling complete.	2	ESL	L	A total of 75 square feet						●	●			\$765	
Administration Office Area																	
Floor & Base Finish Materials	Broadloom carpet in good condition	Recommend replacing broadloom carpet with carpet tile as part of standard maintenance practice	3	ESL	L	A total of 65 square feet						●	●			\$1,142	
Ceiling Finish Materials	2x4 ACT in fair condition	Recommend replacing with new 2x4 ACT ceiling complete.	2	ESL	L	A total of 65 square feet						●	●			\$668	
Mechanical and Service Spaces																	
Floor & Base Finish Materials	VCT in poor condition with resilient wall base	Recommend replacing VCT in the next 2 years with quartz floor tile or an equivalent non-wax finish floor.	1	END	L	A total of 75 square feet						●	●			\$1,258	

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Ceiling Finish Materials	2x4 ACT in fair condition	Recommend replacing with new 2x4 ACT ceiling complete.	2	ESL	L	A total of 75 square feet						●	●			\$765
Total Years 11 - 15																\$55,036

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			Cond. Level	Life Cycle	Action Priority		Security	Health & Safety	Code Compliance	ADA/ Accessibility	Sustain - Ability	Extending Bldg. Life	Operation & Maintenance	Impact on Learn. Env.	Aesthetics & Appearance		
Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations																	
Structural																	
Foundations / Drainage	Relatively flat site; stone foundation has some holes that should be patched.	Patch stone foundation holes.	3	ESL	L	2 SF							●	●		\$823	
Exterior Wall Construction	Mix of vinyl siding and wood clapboards; some holes and loose vinyl siding	Repair vinyl siding	2	ESL	L	15 SF vinyl siding.							●	●		\$249	
Building Exterior																	
Exterior Wall Cladding																	
Materials	Vinyl siding, white, in fair condition. Large areas of siding that need to be replaced due to damage from playground equipment. Small area of painted wood siding in poor condition located on gable end wall above bathroom roof).	Due to buildings close proximity to playground and playground equipment, we recommend replacing all vinyl siding with a more resilient exterior finish material. Replace vinyl siding with resilient fiber cement siding panels complete.	2	ESL	L	A total of 2,600 square feet of fiber cement siding panels							●	●		\$67,791	
Materials		Remove wood siding and replace with vinyl siding in the short term. Replace complete with fiber cement siding panels, with the rest of the school, in the long term.	0	OB	L	A total of 225 square feet							●	●		\$5,869	
Windows																	
Frame Materials	Painted wood frame in poor condition. Majority of windows have large areas of failing paint (chipped / peeling) and glazing compound is cracked and chipping away in most windows.	Recommend removing all windows complete and replacing them with fiberglass double hung windows. Each window to have insect screens and insulated glazing with a low-E coating.	2	OB	L	(10) 36"x60" fiberglass double hung windows with insect screens and clear/ insulated glazing with low-E coating. (2) 48"x30" fiberglass fixed windows with clear/ insulated glazing with low-E coating. NOTE: Window sizes are per existing openings							●	●		\$33,251	
Glazing Type and Color	Single pane, non-insulated	Provide clear, insulated glazing with Low-E coating in new windows as described above.	2	OB	L	See above for quantities							●	●		\$0	
Storm Windows and Insect Screens	Aluminum framed storm window systems have been installed over the wood framed windows. In fair condition.	Remove existing and replace as part of the fiberglass window replacement described above.	2	OB	L	See above for quantities							●	●		\$0	
	Insect screens on some windows, in fair condition.	Remove existing and replace as part of the fiberglass window replacement described above.	2	OB	L	See above for quantities							●	●		\$0	
Window Treatment (Shades or Blinds)	A mix of roller / pull down shades and curtains in varying age and condition	Recommend replacing with roller/pull down shades of consistent finish and condition	2	ESL	L	See above for quantities							●	●		\$0	
Fascia, Trim, Soffits & Overhangs																	

CLIFF ISLAND ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

* Note:
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			SEE LEGEND			EVALUATION CRITERIA										
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	* OPINION OF PROBABLE COST
Materials	Painted wood fascia boards with painted woof soffit trim at gable ends. Metal fascia along roof eave with vinyl soffit trim. Wood on fascia is in good condition but paint throughout. Metal fascia is in good condition but vinyl soffit trim is falling off the roof in many areas.	Recommend stripping and repainting all wood fascia and soffit trim at gable ends complete.	1	END	L	A total of 100 linear feet						●	●			\$3,259
Materials		Recommending replacing vinyl soffit trim with PVC trim boards and soffit vents.	2	ESL	L	A total of 120 linear feet						●	●			\$6,843
Roof Assembly & Flashing																
Flat or Sloped Geometry	<u>Main roof</u> - 6:12 pitch (gable ends) asphalt shingles in good condition <u>Roof over office addition</u> - 5:12 pitch (gable ends) asphalt shingles in good condition <u>Roof over bathroom addition</u> - 3:12 pitch (shed roof) black EPDM in good condition <u>Roof over main entrance</u> - 2:12 pitch (shed roof) sheet metal over plywood deck in poor condition	Remove small main entrance roof complete. Re-build with more robust exterior grade lumber and asphalt shingles. Roof to be a small gable end to move water away from people entering or exiting the building.	1	END	L	(1) 48"x72" gable end roof (3:12 pitch) at main entrance. Roofing to be asphalt shingles. Roof substrate and structure to be exterior grade lumber, painted.						●	●			\$3,920
Exterior Stairs and Ladders																
Locations and Materials	<u>Front Entrance</u> : Pressure treated wood stair, landing, and railings all in fair condition. No handrails at front entrance. <u>Rear Entrance</u> : Pressure treated wood ramp, landing, and railings all in fair condition. ADA compliant painted metal handrail at ramp, in poor condition.	Recommend coating pressure treated lumber with an exterior, all weather sealant to further prolong the life expectancy of the wood.	2	ESL	L	A total of 250 square feet						●	●			\$1,635
Locations and Materials		Recommend sanding and repainting entire rail at rear entry ramp.	2	END	L	A total of 65 linear feet						●	●			\$2,122
															Total Years 16 -20	\$125,761

EAST END COMMUNITY ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	

Year 0 (Fiscal Year 2017) - Immediate Recommendations

STRUCTURAL																
Exterior Wall Construction	A. Systematic issue noted at the end of long steel lintels bearing on the CMU, where the CMU block is rotating, crack or both.	Evaluate capacity of block, provide adequate bearing.	1	OB	1	8 lintels noted (16 locations). Survey all other windows Lintels vary in lenght from 9 ft to 24ft. Average height of CMU above the lintels is 6ft. Repair (repair to be verify by investigation): reset exisiting intel (carry shoring or removal/replacement of masonry above access the full lenght of the lintel), rebuild approximately 7.11sq of existing masonry with new grouted masonry at both end of each lintels (16 locations)		●				●	●			\$59,600

Total Year 0	\$59,600
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EAST END COMMUNITY ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations																
SITE																
Parking																
Number of Spaces (Regular & ADA)	4 ADA on street, possibly 1 in staff lot (not painted). Faculty lot full, observed parking along fire lane.	Additional ADA space required. ADA spaces to be painted. Additional parking required.	0	OS	S	\$350 ADA sign + \$125 restriping = \$475 + MU's Create 2 additional ADA spaces (80sy @\$35)		●		●						\$12,287
Accessible Parking Signage	Yes - at street. None at faculty lot.	Install ADA parking signs at staff lot.	0	OS	S	Quantity signage unclear (2), \$350 per sign + MU's		●		●						\$440
Vehicular & Pedestrian Circulation																
Walkway Materials	Brick, Concrete, Bituminous, Gravel	Brick to be adjusted where heaved from frost. Loam and seed around visible edging (brick) and where large drop (bit.).	2	ESL	S	(700 SF BRICK SIDEWALK @\$15/sf) (300 SF LOAM & SEED @\$0.75/sf)		●					●			\$20,120
Curb Cuts & Detectable Warning Strips	Curb cut with panels at front entrance in bus loop.	Brick panels to be replaced.	1	END	S	(200 SF DETECTABLE WARNING PANELS BRICKS@\$60)		●		●			●			\$22,512
Fencing																
Locations & Materials	Chain link, some damage	Repair damaged sections	2	ESL	S	Run If (12 FT) and fence height unclear (6 FT), REPLACE 12LF OF 6' HIGH CHAIN LINK FENCE @\$30/LF							●			\$674
STRUCTURAL																
Exterior Wall Construction	A. Systematic issue noted at the end of long steel lintels bearing on the CMU, where the CMU block is rotating, crack or both.	Evaluate capacity of block, provide adequate bearing.	1	OB	S	8 lintels noted (16 locations). Survey all other windows Lintels vary in lenght from 9 ft to 24ft. Average height of CMU above the lintels is 6ft. Repair (repair to be verify by investigation): reset exisiting lintel (carry shoring or removal/replacement of masonry above access the full lenght of the lintel), rebuild approximately 7.11sq of existing masonry with new grouted masonry at both end of each lintels (16 locations)		●				●	●			\$74,291
Exterior Wall Construction	B. Noted a crack in the interior finish of the exterior cafeteria wall.	Repair crack in finishes and monitor if other cracks develop further.	2	ESL	S	10 SF						●	●			\$1,876

EAST END COMMUNITY ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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			SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Additional Observations	Chimney: there is a CMU chimney on the high roof. The chimney is approximately 4.5ftx4.5ftx11ft tall. The chimney has effervescence, cracks through the blocks and pieces of the cornice falling. The ramp at the loading dock has some spalls at the corner, some crack visible around the post based. Further the railing and nearby bollard had sign of rusting.	Repair the chimney Patch cracks . Paint railingfbollard with protective coating.	2 2 2	ESL ESL ESL	S S S	1 chimney 200 sf surface @ \$25 sf + MU's 1 ramp ~ 6 location crack repairs \$300 to rout & grout + MU's Railing top & mid rail assumed & vert 48" o.c. x 30' run assumed = 90 lf total pipe @ \$10 lf prep & repaint + MU's .. Bollard \$150 prep & repaint + MU's = = = TOTALS \$6,050 + MU's						●	●			\$11,349
BUILDING EXTERIOR																
Exterior Wall Cladding																
Spalling, Staining, Efflorescence	CMU showing large sections of efflorescence and staining.	Power wash areas of staining, investigate long term solution to staining of panel above.	2	ESL	S	Approx. 1,500 SF efflorescence to repair, \$25 sf to demo & replace assumed split or scored face cmu + MU's, DOES NOT CORRECT METAL PANELS ABOVE; 15,000 SF light power washing. @ \$1 sf + MU's = = = TOTALS \$52,500 + MU's						●	●			\$98,492
Spalling, Staining, Efflorescence	CMU showing large sections of staining.	Recommend further investigation into the cause of the staining (possible deterioration of metal panel finish from above?)	2	ESL	S	Budget for investigative study						●	●			\$9,972
Windows																
Sills	CMU block sills. All sills are stained. Likely, finish of metal panel window is staining block below. Sills are properly flashed, and flashing in good condition. High windows have aluminum sill integral to aluminum window system. In good condition.	Light power wash all CMU sills, investigate long term solution to staining of aluminum window frame above.	2	ESL	S	Approx. 700 LF, 4" (front), 6" (top) CMU sills @ \$2 lf prep & clean = \$1,400 + MU's						●	●			\$2,630
ELECTRICAL																
Exterior Building Lighting	Mix of LED and metal halide (MH) wall packs	Add lighting west of main entrance. Update lighting to LED with full cutoff optics as metal halide units fail. All existing outdoor lighting will need to be replaced within 20 years.	2	ESL/END	S	For Immediate, carry adding (2) LED wall packs.						●	●			\$3,366
SECURITY																
Intrusion Alarm System	DSC intrusion alarm with motion detectors	Intrusion detection system should be updated to a system that is integrated with the district-wide network system.	2	ESL	S	Assume: Contacts at 10 doors 60 motion detectors	●									\$100,717
Security Camera System	Honeywell analog system	Provide digital cameras connected to district servers	1	END	S	Assume 32 cameras and web-based DVR system	●									\$35,899
Total Years 1 - 5																\$394,626

EAST END COMMUNITY ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
<u>Condition Level</u> 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	<u>Life Cycle (Age Factor)</u> N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	<u>Action Priority</u> I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA										* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations																	
BUILDING EXTERIOR																	
Exterior Doors (not including Main Entry)																	
Materials	Aluminum exterior storefront system. In good condition. HM service doors, paint is faded and chipping.	Refinish and repaint all exterior HM doors and frames.	2	ESL	L	9 (3' x 7') HM doors & frames \$150 ea 3070 prep & repaint + MU's = \$1,350 + MU's						●	●			\$3,160	
Other Observations																	
CMU Block chimney	CMU block veneer chimney. Efflorescence occurring on all sides, possibly due to lack of masonry weeps at bottom. Concrete cap is spalling and failing.	Remove masonry veneer at areas showing signs of efflorescence to discover the cause of the problem and correct the issue. Add masonry weeps at bottom of chimney. Rebuild and reflash concrete cap at top of chimney.	2	ESL	L	Approx. 200 SF of efflorescence to repair @ \$25 sf demo & replace + MU's; Consider 20 LF of 6" tall, 1' wide concrete cap, reflash @ \$75 lf + MU's = = = TOTALS \$6,500 + MU's						●	●			\$15,196	
Foundation insulation	5' section of foundation insulation showing near loading dock behind gym storage.	Recommend protecting insulation board, covering with earth.	2	ESL	L	Cover 5 LF foundation insulation with 6" soil = 1/20 cy material place & compact \$50 + MU's						●	●			\$116	
ELECTRICAL																	
Panels	Square D Panelboards - reasonable number of spare circuits available	Panelboards will need to be replaced within 20 years	3	ESL	L	Carry complete power distribution system replacement for 72620 sf						●	●			\$454,563	
Site Lighting (type & material)	Metal Halide "shoe-box" pole lights	Update lighting to LED with full cutoff optics as metal halide units fail.	3	ESL	L	Carry (5) LED pole lights						●	●			\$35,098	
Exterior Building Lighting	Mix of LED and metal halide (MH) wall packs	Add lighting west of main entrance. Update lighting to LED with full cutoff optics as metal halide units fail. All existing outdoor lighting will need to be replaced within 20 years.	2	ESL/END	L	For Long Term, carry replacing 25 LED wall packs						●	●			\$34,943	
															Total Years 6 - 10	\$543,076	

EAST END COMMUNITY ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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Category	Description and General Comments	Recommended Action	See Legend			Quantity Info	Evaluation Criteria									* Opinion of Probable Cost
			Cond. Level	Life Cycle	Action Priority		Security	Health & Safety	Code Compliance	ADA/ Accessibility	Sustain - Ability	Extending Bldg. Life	Operation & Maintenance	Impact on Learn. Env.	Aesthetics & Appearance	
Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations																
Building Interior																
General Notes																
Wall Finish Materials	Painted GWB. Large areas of paint peeling, teachers actively cover up large peeled spots, but create more peeled areas in doing so. General scuffs and marks on all GWB.	Patch and repaint all GWB in entire school.	2	END	L	Approx. 58,000 GSF of school needs refinishing and repainting of GWB @ \$2 sf floor area prep & repaint = \$116,000 + MU's						●	●			\$337,900
Main Lobby																
Floor & Base Finish Materials	Terrazzo tile floor, rubber base. Some isolated cracking from building settlement or slab shrinkage. Otherwise in good condition.	Continue maintenance of cracked tile. Short term fix, continue to fill in areas of cracking with mortar. Long term fix, remove cracked tiles to inspect subsurface slab conditions, repair, and then replace tile.	2	ESL	L	Approx. 15 LF of cracking in terrazzo tile, \$10 lf to rout & repair cracks = \$150 + MU's						●	●			\$435
Wall Finish Materials	CMU block, in good condition. GWB in high traffic areas need new coat of paint.	Recommend re-painting as part of standard maintenance practice.	3	ESL	L	Approx. 1,500 sf GWB repainting.						●	●			\$6,561
Corridors																
Floor & Base Finish Materials	First Floor - VCT flooring. In good condition. Rubber base, in good condition. Second floor - VCT flooring. In good condition. No rubber base.	Provide rubber wall base for second floor corridors. CMU block wall has black scuff marks up to 4" from floor (floor polishing).	2	ESL	L	900 lf new rubber base @ \$2.50= \$2,250 + MU's						●	●			\$6,561
Wall Finish Materials	CMU up to 3', upper floor CMU walls are scuffed 6" up from floor level. GWB above CMU, paint is peeling away and walls dented, scuffed. Paint on wood trim topping CMU is peeling, wearing away.	Clean CMU walls close to floor. Repaint all GWB. Repaint all wood cap trim in corridors	2	ESL	L	Clean approx. 900 LF along floor, up to 6" from floor, hand cleaning required for 450 sf @ \$3 sf = \$1,350 + MU's See general notes for quantities (patching & repainting GWB), 900 lf run & 6' ht above cmu assumed = 5,400sf @ \$1.50 prep & repaint = \$8,100 + MU's. Approx. 900 LF of 10" wood cap trim to repaint @ \$3 lf prep & repaint = \$2,700 + MU's = = = TOTALS \$12,150 + MU's						●	●			\$35,391
Stairs and Exits																
Handrails (height, extensions, profile)	Fully compliant. Main entry stair handrails, paint is chipping and wearing away.	Refinish and repaint main entry stair handrail.	2	ESL	L	Approx 100' handrail, 100' assumed to be total pipe run regardless of rail configuration @ \$10 lf prep & repaint = \$1,000 + MU's						●	●			\$2,913
Art Classrooms																
Floor & Base Finish Materials	Exposed concrete floor. Long crack in floor at entry. Some concrete floor edges not covered by wall base, jagged edge exposed. Rubber base showing wear and tear.	Remove and replace rubber base.	2		L	Approx 150 lf rubber base, \$3 lf remove & replace = \$450 + MU's						●	●			\$1,316
Performing Arts - Stage																

EAST END COMMUNITY ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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			SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Floor & Base Finish Materials	Plastic laminated composite panels. Panels showing wear and tear, delamination.	Refinishing, repaint.	2	END	L	Approx. 1100 SF refinish, repaint laminate floor panels. \$5 sf clean-refinish-repaint-seal panels = \$5,500 + MU's						●	●			\$16,026
Stage Accessibility	ADA compliant ramp. Railing paint is worn, chipping away.	Refinish, repaint ramp railing.	2	END	L	Refinish, repaint approx. 70 LF railing. 70' total pipe length regardless of configuration assumed @ \$10 lf prep & repaint = \$700 + MU's						●	●			\$2,042
Gymnasium																
Wall Finish Materials	Painted CMU up to 7'-0", GWB above. GWB protected by wall protection boards, in good condition. Paint on CMU walls beginning to show wear, scuffs, chipping.	Repaint CMU walls.	2	END	L	Approx 2,500 sf cmu repainting; \$2 sf clean prep & repaint w/block filler = \$5,000 + MU's						●	●			\$14,565
Acoustical Treatments	None	Consider installing hanging ceiling baffles between joists to help with sound absorption.	-	-	L	Install approx. 140 (2' x 4') hanging acoustic baffles. 1,120 sf total baffle area @ \$20 sf = \$22,400 + MU's						●	●			\$65,255
Cafeteria																
Floor & Base Finish Materials	VCT floor, rubber base. VCT is in good condition, rubber base is showing signs of age, peeling, scuffed.	Replace rubber base.	2	END	L	350 lf rubber base replacement; \$3 lf remove & replace = \$1,050 + MU's						●	●			\$3,058
Wall Finish Materials	Painted CMU up to 3', GWB above. GWB has significant areas of peeling paint, chipping, scratching and scuffing.	Patch and repaint all GWB.	2	END	L	Approx. 1000 SF patch and repaint GWB. \$2 sf clean-prep-patch-repaint = \$2,000 + MU's						●	●			\$5,826
Door Material (Including Frame & Glazing)	Doors are plastic laminate on particle wood core. HM frame, 1/2 lite. Door in good condition, HM frame paint is chipping, peeling	Refinish and repaint HM frame	2	ESL	L	2 double doors HM frames (3' doors); \$75 prep & repaint ea frame x 4 equiv frames = \$300 + MU's						●	●			\$881
Curtainwall	Aluminum curtain wall system. Wood still.	Refinish wood sill.	2	ESL	L	Approx. 20 SF total wood sill refinishing. \$5 sf prep & repaint wide sill = \$100 + MU's						●	●			\$290
Stage Steps	Wood stage steps, 4 risers. Wood showing wear and tear.	Refinish wood stage steps.	2	ESL	L	Refinish approx. 170 SF wood stage steps. \$5 sf prep & varnish & seal stage steps = \$850 + MU's						●	●			\$2,477
Kitchen and Servery																
Wall Finish Materials	Painted CMU up to 3', GWB above. GWB has significant areas of peeling paint, chipping, scratching and scuffing.	Patch and repaint all GWB.	2	END	L	Approx. 1200 SF patch and repaint GWB. \$2 sf prep-patch-repaint = \$2,400 + MU's						●	●			\$6,997
Door Material (Including Frame & Glazing)	Doors are plastic laminate on particle wood core and HM. HM frame, 1/2 lite and no lite. Doors in good condition. There is 1 door and frame from the kitchen to the back hall where paint is chipping, wearing away.	Repaint 1 HM door and frame.	3	ESL	L	1 ea 3070 HM door & frame, \$125 prep & repaint + MU's						●	●			\$368
Nurse and Health																

EAST END COMMUNITY ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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			SEE LEGEND			EVALUATION CRITERIA										
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	* OPINION OF PROBABLE COST
Privacy Curtains (no. of rest areas)	There is 1 cot in the nurse suite - no privacy curtain.	Install privacy curtain.	3	ESL	L	Install 1 ceiling mounted curtain track, curtain around cot. \$350 track & curtain + MU's						●	●			\$1,026
PLUMBING																
Hot Water System	(Summer) Bradford White gas fired condensing water heater installed 2013, 300 MBH. (Heating) Off boilers tankless coils.	Expected service life is 15 years; replace.	3	N	L	(1) Gas water heater + MU's						●	●			\$38,710
MECHANICAL																
Heating Plant	(2) HB Smith 28HE dual fuel hydronic boilers (1800 MBH)	Maintenance	3	ESL	L	General Note: Replacement cost (less HVAC piping & ductwork) of all HVAC systems (10 years service life left in most cases) \$/SF @ 73K SF. + MU's						●	●			\$4,238,745
Air Conditioning (Yes/No/Limited)	Yes	Maintenance	3	ESL	L							●	●			
Cooling Plant	NA				L							●	●			
Air Handling Unit Systems	Yes: Packaged and split rooftop units with VAV	Maintenance	3	ESL	L							●	●			
Pumps	Boiler blend pump, Boiler injection to heating loop pump, and main building loop pumps lead/lag (VFD)	Maintenance	3	ESL	L							●	●			
Terminal Unit Systems	VAV w/ reheat, fintube, and CUHs/Uhs	Maintenance	3	ESL	L							●	●			
Exhaust Systems	Kitchen hood, Janitor and toilet roof tops	Maintenance	3	ESL	L							●	●			
Piping System	Black steel, copper, will insulated				L							●	●			
ELECTRICAL																
Interior Lighting																
Classrooms	T8 dimmable fluorescent pendant direct/indirect	Interior lighting fixtures will reach the end of their anticipated useful lives in approximately 10 years.	3	ESL	L	Carry complete interior lighting replacement for 72,620 sf						●	●			\$1,797,886
Offices	T8 fluorescent parabolics		3	ESL	L							●	●			
Corridors	Compact fluorescent (CF) recessed & surface mount		3	ESL	L							●	●			
Toilets	T8 fluorescent lens troffers		3	ESL	L							●	●			
Mech/Storage	T8 fluorescent strips & wrapaounds		3	ESL	L							●	●			
Assembly	lens troffers, CF pendants, incandescent		3	ESL	L							●	●			
Gym	T5 fluorescent high-bays		3	ESL	L							●	●			
Life Safety																
Fire Alarm	FCI addressable	The fire alarm system will reach the end of its anticipated useful life within 10 years.	3	ESL	L	Carry complete system replacement for 72,620 sf						●	●			\$264,389
Emergency Lighting	Battery units/ halogen & LED DC heads	Replace existing battery units as they fail	2	END	L	allow \$350 per emergency light replacement, re-use existing wiring + MU's Carry replacement of 40 Units						●	●			\$40,781

EAST END COMMUNITY ELEMENTARY SCHOOL
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Intercom/Paging System	Dukane intercom	Provide paging and intercom integrated with VOIP phone system.	3	ESL	L	58,000 gsf assumed to be covered, allow \$1 per sf = \$58,000 + MU's						●	●			\$168,950
Total Years 11 - 15																\$7,059,349

EAST END COMMUNITY ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations																	
BUILDING EXTERIOR																	
Exterior Wall Cladding																	
Materials	Colored CMU, metal panel. Some very isolated areas where masonry CMU is compromised. Cracking through mortar, blocks that are ready to fall out.	Metal panel is in good condition, no action req'd. Replace areas where CMU is compromised (near cafeteria entrance).	1	END	I	Approx. 20 SF of masonry block replacement, colored cmu split or scored face assumed, \$25 sf demo & replace + MU's							●	●			\$1,635
Sealants & Expansion Joints																	
Window / Door Perimeter Sealant	Window and door sealants are currently in good condition.	No immediate action required, however the next 10 years will likely see the failure of these sealants.	3	ESL	S	4,500 LF window/door sealant removal, replacement @ \$3.50 lf remove & recaulk = \$15,750 + MU's							●	●			\$51,333
Building Joint Sealant	Building sealant is currently in good condition.	No immediate action required, however the next 10 years will likely see the failure of these sealants.	3	ESL	S	2,500 LF building sealant removal, replacement @ \$5 lf remove & recaulk & backer rod = \$12,500 + MU's							●	●			\$40,744
Roof Assembly & Flashing																	
Age	10 years (2006), Black EPDM	Budget to replace at end of service life	3	ESL	L	50,000 SF							●	●			\$1,955,447
Roof Drains (Covers)	Steel roof drain covers. Generally clean and well-maintained. Covers in the green roof portion need special attention to prevent soil from going down drain.	Continue maintenance. Recommend clearing covers in green roof portion of building.	2	ESL	S	Approx. 4 drains need clearing, and regular maintenance, allow \$250 per drain + MU's to clear surrounding area & provide mesh perimeter drain screen							●	●			\$3,259
Exterior Stairs and Ladders																	
Locations and Materials	Concrete ramp at loading dock - isolated areas of cracking, spalling especially around railing posts	Patch and repair cracks and around railing posts.	2	ESL	S	Approx. 10 LF cracking. Patch approx. 10 (4" x 4") post locations. Allow 10 lf crack @ \$10 + \$75 ea post location = \$1,000 + MU's							●	●			\$3,259
Other Observations																	

EAST END COMMUNITY ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
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4 - Excellent - New		

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Site walls/storage	CMU block veneer site wall at building rear - block is breaking in areas. Aluminum coping capping wall is damaged. Wall showing efflorescence and staining all around. Wood shed inside site wall showing signs of deterioration.	While not an immediate concern, consider demolishing site wall and wood shed, replace with more permanent outdoor storage shed.	2	ESL	L	Demolish 20 LF CMU veneer wall, assume 10' ht = 200 sf @ \$5 = \$1,000 + MU's; Pour an additional 20 LF concrete foundation, \$180 lf dig & bf & new frost wall = \$3,600 + MU's. Rebuild 10' CMU veneer wall over old and new foundations (40 LF, 10' x 10' shed) = 10' ht assumed = 400 sf veneer on block backup @ \$35 sf = \$14,000 + MU's. Provide properly flashed edges and roof = 40 lf set @ \$20 lf = \$800 + MU's, and 6' x 7' double HM door & frame = \$2,150 per 3070 + \$150 blocking per 3070 & \$125 paint exterior door & frame = \$2,525 per 3070 + MU's. = = TOTALS \$24,250 + MU's						●	●			\$79,041	
PLUMBING																	
Domestic distribution piping	Copper pping	Expect service life-is 30 years-replace in 20	2	END	5	\$/SF @ 70K SF						●	●			\$2,815,150	
Sanitary Waste and Vent System	PVC	Expected service life is 30 years; replace in 20.	3	ESL	5	\$/SF @ 70K SF						●	●			\$1,591,643	
Storm Drain System	PVC	Expected service life is 30 years; replace in 20.	3	ESL	5	\$/SF @ 70K SF						●	●			\$682,133	
Plumbing Fixtures	Good operating condtion low flow	Expected service life is 30 years; replace in 20.	3	ESL	5	Figure 100 fixtures use same roughins @500 ea. + MU's						●	●			\$162,413	
Drinking Fountains / Water Coolers	Yes	Expected service life is 20 years; replace in 10	3	ESL	5	(4) Water Coolers						●	●			\$32,483	
															Total Years 16 -20	\$7,418,537	

LONGFELLOW ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
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Year 0 (Fiscal Year 2017) - Immediate Recommendations																
STRUCTURAL																
Roof Construction	Central section roof: A. Some of the steel beams in the roof are covered with a mix for terracotta and concrete potentially for fire proofing (not all the beams are covered). In one location the steel beam bottom flange’s cover is cracked and bulging.	Remove the cover (replace with other material if required for fire proofing). Survey rest of the roof for other loose locations.	1	OB	I	1 location		●				●				\$455.00
Exterior Wall Construction	A. Cast stone bands are spalling and their faces have fallen off. In some location reinforcement is visible. The mortar is failing from the cast stone joints	Remove and replace the felled cast stones.	0	OB	I	~1,000 LF		●								\$26,337.00
Exterior Wall Construction	B. Lintels above mechanical opening are rusting and jacking the surrounding brick.	Remove the existing lintels and replace them with galvanized lintels	1	END	I	~ 70 locations lintel lengths unknown, carry \$125 lf + MU's to demo lintel, provide new w/mason labor, remove 18" brick above & replace & provide flashing		●				●	●			\$75,000.00
Additional Observation	A. Entry canopies to the poetry garden: the roof finishes are falling off and the structure is heavily corroded.	Remove the canopies.	1	OB	I	7 locations		●								\$15,805.00
BUILDING EXTERIOR																
Exterior Wall Cladding																
Materials	Brick masonry veneer- Precast Concrete. Isolated areas of precast concrete are breaking away, or have already broken away, and have caused damaged to the masonry below or discoloring of the wall below. This represents a fall hazard.	Remove cracked or broken precast concrete and replace with new precast concrete in the same shape to maintained buildings character.	2	ESL	S	A total of 100 linear feet of precast concrete to be replaced.		●				●	●			\$15,000.00

Total Year 0	\$132,597
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LONGFELLOW ELEMENTARY SCHOOL
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Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations																	
SITE																	
Parking																	
Curbing Materials & Wheel Stops	None Internal	Install wheel stops where parking is adjacent to ADA ramp.	0	OB	S	6 @\$250		●		●							\$2,813.97
Number of Spaces (Regular & ADA)	6 ADA spaces, only 2 compliant, 1 space has a dumpster in it.	Relocate dumpster. Repaint to include parking aisle(s).	2	ESL	S	Repaint 6 ADA stalls @ \$125 = \$725 + MU's		●		●			●				\$1,364.92
Accessible Parking Signage	Only 1 sign	Install additional signage, 1 per ADA space.	1	END	S	5 ADA sign@ \$350 = \$1,750 + MU's		●		●							\$3,284.53
Vehicular & Pedestrian Circulation																	
Pedestrian Ramp Location & Materials	Crosswalk/Speed Table at Stevens, concrete with comp. paver. Lip at base of Ramp. Food carts stored on ramp landing	Repair pavement at sidewalk transition to reduce lip to 1/4" or less. Install additional storage space for food carts if needed.	2	ESL	S	Grind 36" lop \$100 + MU's		●		●							\$186.98
DOT School Zone Markings/Signage at Street	No School Zone signage on Concord Street West.	Install School Zone sign.	0	OS	S	\$500 + M U's		●									\$941.11
Service Area																	
Trash & Recycling Containers (# & Size), Trash Compactor (size)	1-10yd solid, no screening 1-6yd recycle	Relocate out of ADA parking and install screening.	1	ESL	S	10' x 15' exclusive screened area w/8" concrete on 12" gravel & gate & bollards, \$5,750 + MU's		●		●			●				\$10,788.46
Site Furniture & Accessories																	
Types, Locations, Materials	1 Big Belly Trash between schools, limited lighting	Install lighting at side and rear of building.	2	ESL	S	3 lights @ \$5,000 ea	●										\$28,139.74
STRUCTURAL																	
Roof Construction	A. Wing roofs do not appear to be design for drifting snow.	Roof is technically grandfathered; recommend reinforcing high low roof conditions for drift by installing new steel bar joists between the existing joists. Shoveling of drifts recommended in the interim.	3	ESL	S	5,300 SF of roof		●				●					\$49,716.65
Roof Construction	Central section roof: B. Roof does not appear to be design for drifting snow around high roof.	grandfathered; recommend reinforcing high low roof conditions for drift by installing new steel bar joists between the existing joists. Shoveling of drifts recommended in the interim.	3	ESL	S	2,000 SF of roof \$5 sf + MU's		●				●	●				\$18,759.83
BUILDING EXTERIOR																	
Exterior Doors - Main Entrance																	

LONGFELLOW ELEMENTARY SCHOOL
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Accessible entrance	Front entrance is not accessible	Provide a 12'x5' concrete ramp with code compliant painted metal round pipe rails to allow front entrance to be accessible. Provide chair lift inside front entrance.	0	OB	S	A total of 60 square feet of concrete (ramp). A total of 30 linear feet of painted metal round pipe handrail. (1) ADA chair lift inside main entrance. Ramp dig & bf & foundations & slab & handrails = \$10,000 + MU's; ADA chair lift & lift enclosure & electrical = \$35,000 + MU's = = = TOTALS \$45,000 + MU's				●		●	●			\$84,419.21
BUILDING INTERIOR																
General Notes																
Non-ADA compliant door hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware.	0	OB	S	18 Knobs (typically on service doors), service doors suggests HM, \$500 per leaf minimal modification of leaf t accept hardware =\$9,000 + MU's				●						\$16,883.84
Sinks (ADA compliance)	Counter mounted sinks with stainless steel gooseneck faucet. Non-ADA (no knee clearance)	Recommend replacement of all non-ADA casework with more resilient plastic laminate casework with resilient edge banding and lockable doors..	0	OB	S	Provide the following in each classroom (25 classrooms): (1) 72" x 24" plastic laminate counter with counter mounted stainless steel sink at ADA height. 150 lf top @ \$90 w/demo = \$13,500 + MU's + sinks @ \$1,500 re-use rough = \$37,500 + MU's; (1) 36" wide ADA sink apron @ \$300 = \$7,500 + MU's; (2) 18" wide base cabinets with lockable doors 75 lf @ \$275 w/demo = \$20,625 + MU's = = = TOTALS \$79,125 + MU's				●		●	●			\$148,439.45
Main Entrance																
Door Configuration (Vestibule?)	Vestibule, secured entrance. No ADA push button	Recommend providing ADA push button access	0	OB	S	ADA push button sequence for two double doors. Allow \$2,500 w/new wiring tie-in + MU's			●	●						\$4,693.07
Corridors																
Doors opening into Corridors (rating, closers, hold-opens, swing, widths)	No apparent ratings / No closers / No hold-opens / mix of doors with or without glazing	Recommend installing closers on all doors in corridor and provide safety glazing on all doors. Schedule hardware work with the replacement of the interior doors.	2	OB	S	90 closers @ \$300 = \$27,000 + MU's, door glazing excluded Provide a price for safety glazing on (80) of the doors. Size of glazing to be 24" x 42"		●	●			●	●			\$50,651.53

LONGFELLOW ELEMENTARY SCHOOL
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Wall Projecting Objects	Insulated mechanical pipe in basement projecting from wall at about 60" AFF	Provide cane detection at pipe	0	OB	S	(1) painted round metal cane detection devices. \$250 + MU's		●	●							\$473.67
Wall Projecting Objects	Drinking fountains are not located in alcoves and do not have cane detection devices.	Provided painted round metal cane detection devices to either side of the drinking fountain to meet ADA requirements	0	OB	S	(2) painted round metal cane detection devices. Two for each fountain. 4 total @ \$250 = \$1,000 + MU's		●	●							\$1,875.98
Drinking Fountains	Only one fountain outside of gym area	Provide fountain on each level	0	OB	S	(2) high-low ADA compliant drinking fountains (1 fountain for each floor) with cane detection as described above. \$2,250 ea fountain w/new rough + \$500 for 2 cane detectors = \$2,750 per fountain x 2 = \$5,500 + MU's			●	●						\$10,321.02
Interior Signage																
At Code Required Locations?	Some but scattered (Most are on the doors). V	Recommend providing consistent code compliant signage throughout the entire building	0	OB	S	Provide ADA compliant room signage for 50 spaces @ \$75 = \$3,750 + MU's		●	●	●						\$7,036.49
	Second exit signs are missing above the second set (the exterior doors) of all exits.	Provide second exit sign at each exterior egress door	0	OB	S	(5) illuminated exit signs. \$1,000 w/new wiring = \$5,000 + MU's		●	●	●						\$9,379.91
Stairs and Exits																
Handrails (height, extensions, profile)	Clear finish metal handrails. No extensions at the top or bottom of stairs (handrails continue across landings). Round profile and compliant height	Provide round metal handrail at the top and bottom of each stair to provide the required handrail extensions at the top and bottom of each stair.	0	OB	S	14 If total @ \$50 = \$700 + MU's		●	●	●						\$1,315.06
Elevators and Lifts																
Elevator	None	Provide elevator to allow access to all levels	0	OB	S	Addition for LULA elevator, allow \$1.3M w/addition enclosure + MU's			●	●						\$1,620,450.00
Kindergarten Toilet Rooms																
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	The kindergarten toilet rooms are not Accessible; no room for maneuvering clearances and missing grab bars. One kindergarten classroom is missing a designated toilet.	Recommend upgrading toilet rooms in a future renovation. Provide designated bathroom in the one kindergarten room that was missing a bathroom in a future renovation or relocate classroom to another classroom with designated bathroom in the short term.	2	ESL	S	Interior renovation for a 64 square foot ADA compliant bathroom, \$10,000 + MU's			●	●						\$18,759.83
Door Widths and Clearances	28" clear width door	Provide a door with min. clear width of 36"	1	OB	S	Provide a total of (3) 36"x84" wood veneer doors with painted hollow metal frames, \$1,500 ea w/demo-reframe-new door & hdwr = \$4,500 + MU's			●	●						\$8,445.04
Art Classrooms																

LONGFELLOW ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

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			SEE LEGEND			EVALUATION CRITERIA											
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	* OPINION OF PROBABLE COST	
Sinks (ADA compliance)	two wall mounted sinks (Non-ADA). One is plastic and the other is china	Replace and provide with sinks that meet ADA requirements. Provide plastic laminate counter and apron with resilient edge banding for a more durable long lasting product.	0	OB	S	(1) 72"x24" plastic laminate counter at ADA height @ \$90 w/demo = \$540, (2) stainless steel 36" wide sinks @ \$1,500 ea & re-use exist rough, (2) 36" wide plastic laminate sink aprons for ADA knee clearance @ \$300 ea = = = TOTALS \$4,140 + MU's										\$7,765.70	
Kilns	Kiln (not enclosed)	Provide a rated, ventilated, and accessible room to keep the kiln in as part of future renovations.	0	OB	S	80 square feet of interior renovation to provide a room constructed of gyp partitions up to roof deck, single wood veneer 36"x84" door, 2x4 ACT ceilings, and VCT flooring. \$125 sf + MU's + \$2,500 to relocate kiln-hood-exhaust-fan thru roof = \$12,500 + MU's										\$23,452.90	
Performing Arts - Stage																	
Stage Accessibility	Cafetorium Stage is not wheelchair accessible. No chair lift or ramp. Stair access only, stairs are narrow.	Recommend providing access to stage in a future renovation	0	OB	S	Interior renovation to accommodate a chair lift, allow \$25,000 + MU's for lift & stage cut-out-reframe to accommodate										\$46,899.56	
Gymnasium																	
Wall Pads	None	Recommend providing wall pads behind each backstop in future renovations	0	OB	S	A total of 20 linear feet of 6' tall wall pads @ \$8.50 sf =\$1,020 + MU's										\$1,913.38	
Drinking Fountains	None	Recommend providing drinking fountain within Gym area in future renovations	0	OB	S	(1) high-low ADA compliant drinking fountains \$2,250 w/new rough + MU's										\$4,225.64	
Teacher Workroom and Staff Areas																	
Casework	Residential grade (wood and plastic laminate) - Non-ADA	Recommend replacement of all non-ADA casework with more resilient plastic laminate casework with resilient edge banding and lockable doors.	0	OB	S	(1) 84"x24" plastic laminate counter with resilient edge banding at ADA height = 7 lf @ \$90 w.demo = \$630, (1) 18" base cabinets with drawer @ \$275 w/demo =\$415, (1) 30" ADA sink apron for knee clearance @ \$300, (1) 24" four drawer base cabinet = 2 lf @ \$275 w/demo = \$550, (1) 36" wall cabinet @ \$125 w/demo = \$375, (1) 36" microwave wall cabinet @ \$100 = \$300, (1) 12" wall cabinet @ \$125 w/demo = \$125 = = = TOTALS \$2,695 + MU's									\$5,054.56		

LONGFELLOW ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Sinks (ADA compliance)	Counter mounted sinks with stainless steel gooseneck faucet. Non-ADA (no knee clearance)	Recommend relocating sink to new plastic laminate counter set at ADA height as described above.	0	OB	S	Relocate existing sink into new casework. See casework notes above \$500 relocate & adjust rough + MU's				●						\$941.11
Nurse and Health																
Sinks (ADA compliance)	Wall mounted china sink, non ADA (to high)	Provide sink that meets ADA requirements in future renovations	0	OB	S	(1) wall mounted sink at ADA height in nurses suite bathroom, \$2,000 w/new chair carrier & re-use exist rough + MU's				●						\$3,751.97
Door Widths and Clearances	two of the four doors are less then the 32" clear width required	Provide doors with a min. clearance of 36" in future renovations	0	OB	S	(2) 36"x84" wood veneer doors with painted hollow metal frames \$2,000 ea demo-reframe-new door-frame-hdwr = \$4,000 + MU's				●						\$7,503.93
Administration Office Area																
Conference Room	Conference room (Counter mounted sinks with stainless steel gooseneck faucet. Non-ADA (no knee clearance)	Recommend replacement of non-ADA sink with ADA compliant sink and plastic laminate casework	0	OB	S	(1) 72" x 24" plastic laminate counter with counter mounted stainless steel sink at ADA height. 6 lf @ \$90 w/demo + \$1,500 sink re-use rough = \$2,040 + MU's (1) 36" wide ADA sink apron \$300 + MU's (2) 18" wide base cabinets with lockable doors = 3 lf @ \$275 w/demo = \$825 + MU's = = = TOTALS \$3,165 + MU's				●						\$5,939.57
Student Toilet Rooms																
Plumbing Fixtures	The water closets are predominately floor mounted vitreous china with manual flush valves. Urinals are wall hung vitreous china with manually operated flush valves. Lavatories are floor mounted semi-circle sinks No ADA compliant fixtures are provided	Recommend providing ADA compliant fixtures in a future renovation	0	OB	S	(4) 60"x60" painted enamel ADA compliant bathroom stalls @ \$1,150 = \$4,600, (2) wall mounted urinals at ADA height \$2,000 w/adjust rough = \$4,000, (4) floor mounted water closets at ADA height @ \$1,250 & re=use rough = \$5,000 = = = TOTALS \$13,600 + MU's				●						\$25,515.86
Accessories	Missing grab bars required for ADA fixtures	Provide wall mounted stainless steel grab bars	0	OB	S	(4) wall mounted stainless steel grab bar @ \$150 = \$600 + MU's				●						\$1,128.08
Staff Toilets																
Accessories	Missing grab bars required for ADA fixtures	Provide wall mounted stainless steel grab bars	0	OB	S	(1) wall mounted stainless steel grab bars @ \$150 + MU's			●							\$280.46
Door Widths and Clearances	Door width is less than the required min, of 32" clear.	Provide door with a min. clearance of 32" in future renovations	2	END	S	(1) 32"x84" wood veneer door with painted hollow metal frame \$2,000 + MU's demo-reframe-new door & frame w/hdr			●	●						\$7,491.47
FIRE PROTECTION																

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Type of Sprinkler System	NFPA 13 automatic wet system hallways , stage, dry system (?)	New NFPA 13 automatic system for entire building	2	ESL	S	\$/SF @ 43K SF	●		●							\$317,041.04
PLUMBING																
Drinking Fountains / Water Coolers	Bubblers at class sinks & ADA cooler in hallway	Upgrade cooler to one with bottle fill	3	ESL	S	\$1,500 + MU's, re-use rough				●						\$2,817.09
ELECTRICAL																
Life Safety - Fire Alarm	Conventional FCI	Update to addressable ADA compliant	1	OB	S	Carry Complete system for 42,767 sf		●	●							\$100,343.25
Life Safety - Emergency Lighting	Emergency battery units with integral and remote heads. Heads are a mixture of LED and incandescent. LED illuminated exit signs with integral battery backup.	Replace older units as they fail. Provide outdoor emergency lighting at building exits.	2	ESL	S	Carry replacement of (20) indoor units and addition of (8) outdoor units		●	●							\$28,139.74
SECURITY																
Secure Entry Vestibule	Secured entry with buzz-in entry system at second set of doors. Secured vestibule does not enter directly into admin area, allowing visitors to have access to student areas before checking in.	Recommend providing a third set of entry doors between corridor and entrances into admin suite and principles office. Third set of door to be buzz-in to allow access to student areas. Door configuration to match existing vestibule doors	0	OB	S	300 Square Feet of complete interior renovations. Allow \$6,000 interior buzz double doors + \$4,000 floor & ceiling & pint = \$10,000 + MU's	●									\$18,759.83
Intrusion Alarm System	DSC control panel initiated by motion sensors in corridors	Provide a security alarm control panel that is integrated with the district-wide network.	2	ESL	S	allow \$20,000 + MU's Also include door contacts for 18 openings	●									\$45,964.69
Security Camera System	None	Provide web-based security camera system with DVR			S	(32) cameras	●									\$35,899.20
Total Years 1 - 5															\$2,789,969	

LONGFELLOW ELEMENTARY SCHOOL
 Capital Plan Detailed Scope of Work

LEGEND		
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1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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Category	Description and General Comments	Recommended Action	See Legend			Quantity Info	Evaluation Criteria										* Opinion of Probable Cost
			Cond. Level	Life Cycle	Action Priority		Security	Health & Safety	Code Compliance	ADA/ Accessibility	Sustain - Ability	Extending Bldg. Life	Operation & Maintenance	Impact on Learn. Env.	Aesthetics & Appearance		
Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations																	
Site																	
Parking																	
Paving Materials	Bituminous Pavement in Parking Lot in Poor condition	Recommend pavement overlay.	2	END	L	26,000 s.f @ \$1.25/sf								●		\$75,961.11	
Parking Striping Condition	Poor	Repaint parking lines	1	END	L	2200 lf @ \$0.50								●		\$2,570.22	
Site Topography																	
Characteristics	Flat at front. 4:1 slope at rear	Slope stabilization needed.	2	ESL	L	3800 sf @ \$1.00								●		\$8,881.61	
Structural																	
Additional Observation	B. Large retaining wall at the back of the poetry garden (1 story wall running between the west ends of the wings). Generally in good condition. A handful of location have large spalling (near or at the location of post bases), one location has reinforcement visible.	Remove the spalls, clean and repair	2	END	L	5 locations (1 with rebar exposed)							●	●		\$2,337.27	
Additional Observation	C. Site: The south steps wing walls are formed with large blocks. The front stone shifted forward and a gap is visible behind it.	Repair	1	END	L	1 location (south steps)								●		\$706.62	
Additional Observation	D. Site: Concrete site steps outside the west end of the south wing (basement level). The steps have spalled and cracked and in a couple spots the reinforcement is exposed. Additionally, the wings walls have large spalls at their interface with the building (also exposing reinforcement).	Coat exposed reinforcement with protective concrete and repair concrete.	2	END	L	7 repair locations.							●	●		\$4,674.53	
Additional Observation	E. Site: Access ramp at the north of the building is made up of metal section and of a wood section. The ramp currently sits on asphalt and is subject to frost heaves.	Provide foundation that extends below frost line.	3	ESL	L	1 ramp							●	●		\$2,337.27	
Additional Observation	F: Site: Main entrance steps (east façade): the concrete side walls have large areas of spoils and some of the joints are opening up.	Repair concrete	2	END	L	5 locations							●	●		\$5,847.05	
Additional Observation	G: Site: Metal flag pole painted white has some rust is coming through the paint.	Clean and repaint with protective coating.	2	ESL	L	1 flag pole								●		\$877.45	
Plumbing																	
Cold Water System	No backflow protection	Install backflow protection per municipal requirements			L	allow \$3,500 + MU's							●	●		\$8,184.31	
Hot Water System	Electric 65 gallon dual 6,000w elements, 2003 mfg at end of service life (15 years)	replace with new gas fired 100 gal DWH including venting, mix valve, recirc pump	2	END	S								●	●		\$46,745.30	
Domestic Distribution System	Mostly original copper with lead solder--end of service life	Replace with new copper distribution system with insulaton	2	END	L	Figure \$/SF @ 43K SF							●	●		\$1,202,022.00	

LONGFELLOW ELEMENTARY SCHOOL
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Sanitary Waste and Vent System	Mostly original Cast Iron--end of service life	Replace Sanitary system	2	END	L	Figure \$/SF @ 43K SF						●	●			\$700,403.00
Storm Drain System	Mostly original Cast Iron--end of service life	Replace Storm system	2	END	L	Figure \$/SF @ 43K SF						●	●			\$300,505.50
Natural Gas	NA	New Natural Gas system			L	3" Piping to mech room (100')						●	●			\$7,765.00
MECHANICAL																
Heating Plant	Steam from Deering High via underground--pumped return: Piping is vintage and most likely failing.	Provide HW gas fired condensing boiler (1600 MBH) plant at time of steam to HW building conversion	2	END	L	Figure (2) 800 MBH Condensing gas boilers & Appurtenances (ET)						●	●			\$605,670.00
Air Handling Unit Systems	Unit ventilators	Convert to HW fin tube and ERU ventilation at time of steam to HW building conversion.	2	END	L	Figure \$/SF @ 43K SF for fintube. Figure (3) 5,000 cfm ERU rooftop units. Figure \$/SF for ductwork (uninsulated)						●	●			\$976,837.00
Piping System	Asbestos insulation on steam piping in areas; beyond service life	Replace with HW piping and insulation	2	END	L	\$/SF @ 43K SF						●	●			\$1,202,022.00
Automatic Temperature Controls	Pneumatic w/some DDC	Replace pneumatic with upgraded DDC; at time of steam toHW conversion.	2	END	L	\$/SF @ 43K SF						●	●			\$300,505.50
ELECTRICAL																
Service	Utility XFMR vault in building	Upgrade service - provide padmount XFMR	1	OB	L	Carry complete new service entrance for 42,767 sf						●	●			\$173,936.00
Panels	mostly past anticipated life, a couple of residential-grade loadcenters have been added	replace throughout	1	OB	L	Carry complete power distribution system replacement for 42,767 sf						●	●			\$267,737.20
Exterior Building Lighting	Mix of LED and metal halide (MH) wall packs	replace MH with LED as MH units fail	2	ESL/END	L	Carry (18) LED wall packs					●	●	●			\$25,158.60
Interior Lighting																
Classrooms	Old louvered fluorescents	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	OB	L	Carry complete interior lighting replacement for 42,767 sf					●	●	●	●		\$849,491.00
Offices	T8 fluorescent wraparounds	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	OB	L						●	●	●	●		
Corridors	Old louvered fluorescents	Update lighting to LED as part of any planned facility renovations.	3	OB	L						●	●	●	●		
Toilets	T8 fluorescent wraparounds	Update lighting to LED as part of any planned facility renovations.	2	ESL	L						●	●	●	●		
Mech/Storage	T8 fluorescent wraparounds	Update lighting to LED as part of any planned facility renovations.	2	ESL	L						●	●	●	●		
Gym	T8 fluorescent high bay pendant luminaires	Update lighting to LED as part of any planned facility renovations.	2	ESL	L						●	●	●	●		

Capital Plan Detailed Scope of Work

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Total Years 6 - 10	\$6,771,176
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LONGFELLOW ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	

Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations																
BUILDING INTERIOR																
General Notes																
Interior doors	A mix of wood veneer doors with stained wood frame and painted metal doors with painted metal frames. Doors are worn and approaching end of life	Recommend replacement of all interior doors and wood frames with new wood veneer doors and painted hollow metal frames	2	END	L	(100) single door 36"x84" (20) double door 72"x84" , \$1,500 per opening w/demo & new lockset & closer = 140 leaves = \$210,000 + MU's						●	●			\$611,714.78
Interior Wall Finish Materials	Painted gyp / plaster	Recommend refinishing (repair, patch, sand, and paint) all walls due to areas of wall that are damaged or where the paint is peeling.	1	END	L	Total of all walls for a three level building with a gross square feet of 61,600 @ \$2 sf floor area = \$123,200 + MU's						●	●		●	\$358,880.41
Interior wall base	Typically original wood base with resilient rubber wall base applied over it in all rooms except Art and Toilet Rooms. Original wood base is showing signs of heavy wear and tare, resilient base is in fair shape.	Remove wood and resilient base complete. Replace wood trim with more resilient PVC trim.	2	END	L	All interior walls with the exception of the Art room in the ground floor and the Toilet Rooms throughout., allow 65 cents per sf floor area = \$40,040 + MU's						●	●			\$116,633.23
Interior Window Sills	Wood window sills in poor condition	Replace all window sills with plastic laminate sill with resilient edge banding	1	END	L	24 linear feet of plastic laminate window sills with resilient edge banding in each room, a total of (30) rooms. 720 lf @ \$20 w/demo = \$14,400 + MU's						●	●			\$41,951.96
Main Entrance																
Entrance Mats	Walk-off carpet in good condition	To preserve interior finishes it is our recommendation to replace with more robust walk-off carpet sequence at the main entrance. Provide an area of aggressive grade walk-off material at the exterior of the vestibule. Provide a mild grade walk-off mat product as finish floor in the vestibule. Provide an area of low grade walk-off carpet in the main lobby.	3	ESL	L	50 Square Feet of aggressive grade walk-off mat. \$17.50 sf recycled rubber matt = \$875 + MU's 150 Square Feet of mild grade walk-off mat. @ \$15 = \$2,250 + MU's 80 Square feet of low grade walk-off mat @ \$10 = \$800 + MU's						●	●			\$11,438.81
Main Lobby																
Floor & Base Finish Materials	appears to be 9x9 vinyl asbestos tile with large areas of tile in rough condition - Wall tile base		2	END	L	200 sf abatement @ \$5 w/prep for new = \$1,000 + MU's, new floor @ \$3.75 = \$750 + MU's, tile base remains Correct						●	●			\$5,100.04
Ceiling Finish Materials	Painted plaster in good condition. Paint on ceiling in basement peeling and falling off.	Recommend providing 2x4 ACT ceiling in basement to conceal infrastructure and to provide a better acoustic environment in the corridor.	2	END	L	1,400 sf @ \$3.50 = \$4,900 + MU's						●	●		●	\$14,274.31
Corridors																

LONGFELLOW ELEMENTARY SCHOOL
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Floor & Base Finish Materials	Levels 1 and 2:appears to be 9x9 vinyl asbestos tile with large areas of tile in rough condition.	Abatement of 9x9 vinyl asbestos tile and replace with quartz floor tile or an equivalent non-wax finish floor.	2	END	L	6700 sf .. Abate & prep for new @ \$5 & \$3.75 sf new + \$0.50 sf new wall base = \$9.25 for 6700 sf =\$61,975 + MU's						●	●		●	\$180,533.76
Floor & Base Finish Materials	Basement level: Painted concrete floor in poor condition with no wall base.	Replace painted concrete floor in basement with quartz floor tile or an equivalent non-wax finish floor.	2	END	L	1400 sf .. clean prep for new @ \$.75 & \$3.75 sf new + \$0.50 sf new wall base = \$5 for 1400 sf =\$7,000 + MU's						●	●		●	\$20,390.49
Floor & Base Finish Materials		Provide Resilient wall base at lower level corridor walls	0	OB	L	All walls lower corridor = 260 lf @ \$3 = \$780 + MU's						●	●			\$2,274.21
Wall Finish Materials	Ceramic tile up to 60" / Painted gyp - Painted GYP in basement (no wall tile)	Recommend re-painting as part of standard maintenance practice	3	ESL	L							●	●			\$0.00
Ceiling Finish Materials	Painted plaster - Painted GYP in basement	Replace areas of older / failing plaster with new plaster to match the majority of the corridor.	3	ESL	L	200 square feet of old plaster to be replaced. w/wire lath assumed, \$15 sf demo & replace & paint = \$3,000 + MU's						●	●			\$8,738.78
Ceiling Finish Materials		Remove peeling paint and provide 2x4 ACT ceiling tile in basement to reduce noise and conceal all exposed pipes and conduits.	2	END	L	A total of 1,400 square feet @ \$5 paint cleanup & new ACT w/grid = \$7,000 + MU's						●	●			\$20,390.49
Lockers	Wood cubbies of assorted finishes and condition	Replace assorted cubbies with more resilient plastic laminate cubie systems for a longer lasting product and consistent finish.	2	ESL	L	(1) 48"x96" plastic laminate open cubbie with resilient edge banding. Locate cubbies in corridor outside of each classroom. A total of (25 classrooms)., single height open assumed, no interior divided areas @ \$500 ea = \$12,500 + MU's						●	●			\$36,416.43
Stairs and Exits																
Floor & Base Finish Materials	A mix of what appears to be 9x9 Vinyl Asbestos Tile (in good condition), rubber stair tread, metal stair tread, and VCT. Wall base in wood with resilient base on top.	Abatement of 9x9 vinyl asbestos tile and replace with quartz floor tile or an equivalent non-wax finish floor. Schedule all floor finish renovations to take place at the same time	2	END	L	400 sf abate & prep @ \$5 + \$3.75 sf new floor + \$0.50new wall base = \$9.25 sf = \$3,700 + MU's						●	●			\$10,780.74
Floor & Base Finish Materials		Replace metal stair tread with rubber stair tread material at all treads and landings. Schedule all floor finish renovations to take place at the same time	2	OB	L	400 sf @ \$25 demo & replace = \$10,000 + MU's						●	●			\$29,129.28
Ceiling Finish Materials	Painted plaster	Recommend re-painting as part of standard maintenance practice.	3	ESL	L	400 sf @ \$1.50 prep & paint = \$600 + MU's						●	●			\$1,751.63
Kindergarten Classrooms																
Visual Display Surfaces	Tack bar - tack board - chalk board	Replace chalkboard with white boards	3	ESL	L	A total of 24 feet of chalkboard to be replaced. 4' height assumed = 96 sf @ \$30 = \$2,880 + MU's w/demo =							●	●		\$5,477.47
Kindergarten Toilet Rooms																

LONGFELLOW ELEMENTARY SCHOOL
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LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Ceiling Finish Materials	Painted GYP	Patch, sand, paint large hole in ceiling of each Kindergarten bathroom	2	END	L	Total of 15 sf, allow \$750 + MU's							●	●		\$2,187.12
General Purpose Classrooms																
Floor & Base Finish Materials	Broadloom carpet w/ small areas of what appears to be 9x9 vinyl asbestos tile that appear to be in rough shape	Abatement of 9x9 vinyl asbestos tile and replace with quartz floor tile or an equivalent non-wax finish floor.	2	END	L	230 square feet in each classroom. A total of (20) rooms. \$5 sf abate & prep + \$3.75 sf new floor + \$0.50 sf new base = \$9.25 sf for 4600 sf = \$42,550 + MU's						●	●			\$123,949.42
Floor & Base Finish Materials		Replace broadloom carpet with new broadloom carpet as part of standard maintenance practice	3	ESL	L	650 square feet in each classroom. A total of (20) classrooms \$6 sf demo-prep-replace for 13,000 sf = \$78,000 + MU's						●	●			\$227,208.35
Ceiling Finish Materials	Painted plaster - 2x4 ACT in classrooms in the basement.	Replace 2x4 ACT ceilings with new 2x4 ACT ceilings	2	ESL	L	A total of 2,300 square feet of 2x4 ACT to be replaced in the classrooms, includes new grid @ \$4.50 demo & replace = \$10,350 + MU's						●	●			\$30,155.09
Casework	Mixed casework of wood veneer, plastic laminate, and metal of varying finishes and condition	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L	Provide the following in each classroom (a total of 20 classrooms): (1) 36" plastic laminate tall cabinet with adjustable shelves @ \$750 ea, three rows of 144" wall mounted shelves on shelving standards (one row with coat hooks) = 36 lf @ \$20 = \$720 per class, (1) 48" wide plastic laminate tall open shelf unit with adjustable shelves @ \$500 ea, (2) 36" wide wall cabinets = 6 lf @ \$125 = \$725 per class, (4) 60" wide x 36" tall open shelf units with adjustable shelves = 20' book shelf @ \$145 lf = \$2,900 per class , (2) 120"x24" plastic laminate counter with resilient edge banding = 20 lf top @ \$90 w/demo = \$1,800 per class = = TOTALS \$7,395 per class x 20 = \$147,900 + MU's.						●	●	●		\$430,822.95
Visual Display Surfaces	White boards, chalk boards and some rooms have marker board laminate applied over chalk boards	Recommend replacement of all chalkboards, and chalkboard with white board laminate, with better quality white boards	2	OB	L	30 linear feet of chalkboard per classroom. A total of (20) rooms 4' ht assumed = 120 sf per class @ \$30 sf demo + replace = \$72,000 + MU's						●	●	●		\$209,730.78
Art Classrooms																
Floor & Base Finish Materials	VCT - No base at CMU or GYP walls	Provide resilient rubber wall base	0	OB	L	150 lf @ \$2.50 = \$375 + MU's						●	●			\$1,093.56

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
		Recommend replacing VCT floor tile with quartz floor tile or an equivalent non-wax finish floor in future renovations	3	ESL	L	1200 sf @ \$5.75 demo-prep-new floor & wall base = \$6,900 + MU's						●	●			\$20,100.17
Ceiling Finish Materials	2x4 ACT	Recommend replacing ceiling in the future with new 2x4 ACT ceiling complete	3	ESL	L	1,200 square feet of 2x4 ACT, includes new grid @ \$4.50 demo & replace = \$5,400 + MU's						●	●			\$15,735.62
Casework	Mixed casework of wood veneer, plastic laminate, and metal of varying finishes and condition	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L	A total of 24 linear feet of plastic laminate tall open shelving units with adjustable shelves, 6 ea 48" wide @ \$500 ea'. (1) 120"x24" plastic laminate counter @ \$90 w/demo = \$900; (2) 36" base cabinets with drawers = 6 lf @ \$375 w/demo = \$1,650; (2) 24" plastic laminate 4 drawer base cabinets = 4 lf @ \$275w.demo = \$1,100 ; (1) 36" plastic laminate tall cabinet with adjustable shelves @ \$750 = = = TOTALS \$7,400 + MU's.						●	●	●		\$21,561.47
Performing Arts - Stage																
Ceiling Finish Materials	Painted GYP / plaster	Repair, patch, sand, and paint areas of ceiling that are damaged or where the paint is peeling. Recommend re-painting as part of standard maintenance practice.	2	ESL	L	450 sf @ \$1.50 prep & repaint = \$675 + MU's						●	●			\$1,964.53
Performing Arts - Music Rooms																
Flooring		Replace broadloom carpet with new broadloom carpet as part of standard maintenance practice	3	ESL	L	400 square feet @ \$5 demo & replace = \$2,000 + MU's						●	●			\$5,825.86
Casework	A mix of wood and plastic laminate casework of varying finishes and condition	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	3	ESL	L	(4) 36" tall open shelf units with adjustable shelves @ \$500 ea = \$2,000, (1) 96"x24" plastic laminate counter with resilient edge banding = 8 lf @ \$90 w/demo = \$720, (4) 48" open shelf base cabinet = 16 lf @ \$250 demo & replace= \$4,000, (1) 36" tall cabinet with lockable door and adjustable shelves @ \$750, (1) 60"x24" plastic laminate counter with resilient edge banding = 5 lf @ \$90 w.demo = \$450; (2) 30" plastic laminate base cabinets with drawers @ \$275 w/demo = \$1,375 = = = TOTALS \$9,295 + MU's.						●	●	●		\$27,077.65
Library / Media Center																

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Capital Plan Detailed Scope of Work

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
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1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Flooring		Replace broadloom carpet with new broadloom carpet as part of standard maintenance practice	3	ESL	L	1700 square feet @ \$5 w/demo-prep-replace = \$8,500 + MU's						●	●			\$24,764.72
Ceiling Finish Materials	2x4 ACT	Recommend replacing ceiling with new 2x4 ACT ceiling complete	3	ESL	L	1700 square feet @ \$4.50 w/demo-replace = \$7,650 + MU's						●	●			\$22,287.28
Gymnasium																
Ceiling Finish Materials	2x2 ACT	Replace all broken ceiling tiles. Recommend replacing ACT ceiling with a more abuse resistant ceiling in future renovations	2	END	L	2500 sf; grid remains ; \$3 sf demo-replace tiles only = \$7,500 + MU's. No, provide new grid						●	●			\$21,851.80
Teacher Workroom and Staff Areas																
		Recommend replacing VCT floor tile with quartz floor tile or an equivalent non-wax finish floor in future renovations	3	ESL	L	400 sf @ \$5.25 demo-prep-new vct-new wall base = \$2,100 + MU's						●	●			\$6,116.18
Ceiling Finish Materials	2x4 ACT	Replace the ceiling complete	3	ESL	L	400 sf @ \$4.50 demo-replace =\$1,800 + MU's						●	●			\$5,245.21
Nurse and Health																
Flooring		Replace broadloom carpet with new broadloom carpet as part of standard maintenance practice	3	ESL	L	400 square feet @ \$5 demo & replace = \$2,000 + MU's						●	●			\$5,825.86
Ceiling Finish Materials	Painted plaster	Replace ceiling with plaster to match the rest of the school.	2	END	L	400 square feet @ \$15 demo & replace w/plaster on metal lath = \$6,000 + MU's						●	●			\$17,477.57
Casework	Wood of varying finishes and condition	Recommend replacing all casework with lockable casework of consistent finish and condition.	3	ESL	L	(1) 36" wide tall storage cabinet with adjustable shelves \$750 ea, (2) 36" wide by 48" tall open shelving units with adjustable shelves @ \$450 ea = = = TOTALS \$1,650 + MU's						●	●			\$4,809.72
Privacy Curtains (no. of rest areas)	One enclosed rest area with no curtains	Provide privacy curtains in cot area.	0	OB	L	(1) ceiling mounted curtain track with curtain. 10 linear feet \$350 + MU's						●	●			\$1,025.82
Administration Office Area																
Flooring		Replace broadloom carpet with new broadloom carpet as part of standard maintenance practice	3	ESL	L	1,500 sf @ \$5 demo-prep-new = \$7,500 + MU's						●	●			\$21,851.80

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Casework	Wood of varying finishes and condition	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves. Wall mounted shelving in principles office to remain.	2	END	L	(3) 24" wide wall cabinets = 6 lf @ \$125 w/demo = \$725, (4) 36" wide tall cabinets with adjustable shelves @ \$750 = \$3,000, 15 linear feet of wall mounted shelves @ \$20 = \$300, (12) 36" wide x 48" tall open shelving units with adjustable shelves @ \$450 = \$5,400 = = TOTALS \$9.425 + MU's						●	●	●		\$27,455.07
Student Toilet Rooms																
Floor & Base Finish Materials	VCT - Ceramic tile wall base	Recommend replacing VCT floor tile with quartz floor tile or an equivalent non-wax finish floor in future renovations	3	ESL	L	100 sf @ \$5.25 demo-prep-new floor, tile base remains = \$5,250 + MU's						●	●			\$15,300.13
Wall Finish Materials		Re-grout wall tile	2	ESL	L	A total of 1,600 square feet of wall tile to be re-grouted @ \$1.50 = \$2,400 + MU's						●	●			\$6,996.83
Door Hardware	Push-pull / closer, no hold opens - Compliant	Replace eye hook and catch with actual hold open hardware in future renovations	3	ESL	L	4 hold opens, magnetic assumed @ \$250 ea = \$1,000 + MU's Correct, use magnetic hold opens						●	●			\$2,912.93
Staff Toilets																
Floor & Base Finish Materials	Ceramic tile - Ceramic wall tile base	Clean and re-grout tiles	2	END	L	50 sf @ \$1.50 = \$75 + MU's						●	●			\$222.58
Wall Finish		Re-grout wall tile	2	ESL	L	180 sf @ \$1.50 = \$1,200 + MU's						●	●			\$3,503.26
Ceiling Finish Materials	2x4 ACT	Replace with new 2x4 ACT ceiling complete	3	ESL	L	50 sf @ \$5 demo-replace = \$250 + MU's						●	●			\$735.49
Mechanical and Service Spaces																
Floor & Base Finish Materials	Appears to be 9X9 Vinyl Asbestos Tile in fair condition	Abatement of 9x9 vinyl asbestos tile and replace with quartz floor tile or an equivalent non-wax finish floor.	2	END	L	50 sf @ \$9.25 abate-prep-new floor & base =\$465 + MU's						●	●			\$1,354.85
Ceiling Finish Materials	Painted GYP	Repair, patch, sand, and paint areas of ceiling that are damaged or where the paint is peeling. Recommend re-painting as part of standard maintenance practice.	2	END	L	50 sf @ \$1.50 = \$75 + MU's						●	●			\$222.58
Sinks	Wall mounted china sink	Provide floor mounted mop sink	2	OB	L	1 floor mount mop sink @ \$2,250 w/new rough + MU's						●	●			\$6,561.35
Total Years 11 - 15																\$2,789,810

LONGFELLOW ELEMENTARY SCHOOL
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0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
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Category	Description and General Comments	Recommended Action	See Legend			Quantity Info	Evaluation Criteria										* Opinion of Probable Cost
			Cond. Level	Life Cycle	Action Priority		Security	Health & Safety	Code Compliance	ADA/ Accessibility	Sustain - Ability	Extending Bldg. Life	Operation & Maintenance	Impact on Learn. Env.	Aesthetics & Appearance		
Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations																	
STRUCTURAL																	
Exterior Wall Construction	C. Lintels above long windows are starting to show rust.	Clean and paint	2	ESL	L	~ 25 locations lintel lengths unclear, carry \$10 lf to clean & repaint rusted lintels + MU's							●	●		\$5,701.76	
Exterior Wall Construction	D. Some localized area of the brick appears to be missing mortar.	Repoint	2	END	L	1 area below large window at poetry garden (south wing) (~100sq ft)							●	●		\$2,447.02	
BUILDING EXTERIOR																	
Exterior Wall Cladding																	
Spalling, Staining, Efflorescence	Large amounts of staining due to efflorescence and broken precast concrete	Remove any damaged brick from rusted lintels and replace with new brick. schedule brick replacement with lintel replacement. Remove other areas of cracked brick, resolve any water issues that might have resulted from the cracked brick, and replace with new brick.	2	ESL	L	A total of 300 square feet of cracked brick veneer to be replaced either from settling or rusting lintels @ \$40 sf demo & including new brick material = \$12,000 + MU's							●	●		\$39,108.93	
Spalling, Staining, Efflorescence		Recommend re-pointing masonry as part of standard maintenance practice.	3	ESL	L	Total of all exterior walls for a three level building with a gross square feet of 61,600 .. Assuming 20% exterior glazing, this = approx230,000 sf net area if all brick remaining @ \$7.50 = \$1,725,000 + MU's .. May not be financially feasible, suggest masonry study to determine more precisely what actually needs repointing .. A total of 5,600 SF of masonry that needs to be repointed.							●	●		\$136,881.26	
Spalling, Staining, Efflorescence		Recommend restoration of precast concrete that remains in good condition as part of standard maintenance practice	3	ESL	L	Total of all exterior walls for a three level building with a gross square feet of 61,600 .. A total of 1,500 square feet							●	●		\$73,334.66	
Other	It was noted that the exterior wall is not insulated	Recommend further investiagtion and study to add insulation to the interior side of the exterior wall to improve thermal performance of the envelope	-	-	L	Budget for Study						●	●	●		\$15,158.50	
Windows																	

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Frame Materials	Aluminum. Windows are reported to have jamming issues and do not operate easily. Damaged window screens throughout.	Replace windows	2	END	L	200 unit windows, assume 15 SF each					●	●	●			\$684,406.28
Louvers																
Materials	Rusting metal that is peeling away painted finish and isolated areas of crumbling	Remove louvers complete and replace with aluminum louvers. Schedule louver replacement with lintel and masonry replacement.	1	END	L	75 (1' x 4' aluminum louvers, extruded hvac assumed, @ \$40 sf w/demo = \$12,000 + MU's						●	●			\$39,108.93
Lintels	Steel lintels. Corrosion with rust scale build up is typical. Several lintels are displaced.	Replace all lintels with galvanized steel lintels. Remove 12 square feet of masonry for lintel replacement. Reflash and replace existing masonry.	1	ESL	L	(75) 5' galvanized steel lintels, assume 4" x 4" lintel @ 6 #/sf =2,250 # @ \$2 material = \$4,500 + MU's; mason labor 375 hours @ \$45 = \$16,875 + MU's; A total of 900 square feet of existing masonry to be removed and replaced for lintel work @ \$25 = \$22,500 + MU's; 375 lf flashing @ \$15 = \$5,625 + MU's = = TOTALS \$49,500 + MU's						●	●			\$161,329.75
Exterior Doors - Main Entrance																
Frame Materials	Wood door and frame (non-accessible front entrance) - Precast concrete around frame	Replace wood door and frame with a thermally broken aluminum entrance system designed to mimic current front entrance to preserve the buildings character	2	ESL	L	200 square feet including three 3'x7' entrance doors, arched transom, and hardware, 140 sf arched transom & sidelites @ \$110 w/demo = \$15,400 + MU's; exterior storefront doors w/panic & closers @ \$2,750 ea w/demo = \$8,250 + MU's .. TOTALS \$23,650 + MU's						●	●			\$77,080.97
Exterior Doors (not including Main Entry)																
Materials	A mix of hollow metal doors with hollow metal frames and wood doors with wood frames. Two accessible entrances, one enters into the basement through the back of the building and the other enters to the main level through the loading dock area. No accessible entrance near the playground.	Replace all wood doors and wood frames with a thermally broken aluminum entrance system designed to mimic current doors to preserve the buildings character Alum finish can mimic previous wood finish. Replace two of the exterior hollow metal doors with painted thermally broken aluminum metal frames and doors.	2	END	L	(3) 72"x84" thermally broken painted aluminum double door and frame, \$5,500 per double door set w/demo - \$16,500 + MU's						●	●			\$53,780.19

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Lintels	A mix of pre-cast concrete and Steel. Corrosion with rust scale build up is visible on steel lintels.	Replace all lintels with galvanized steel lintels. Remove 12 square feet of masonry for lintel replacement. Reflash and replace existing masonry.	2	ESL	L	(2) 7' galvanized steel lintels (1) 4' galvanized steel lintel, total of 50 square feet of existing masonry to be removed and replaced for lintel work. assume 4" x 4" lintel @ 6 #/lf = 110 # @ \$2 = \$220 lintel material + 18 hours mason labor @ \$45 = \$810 + 50 sf brick @ \$25 = \$1,250 + 11' flashing @ \$15 = \$165 = TOTAL \$2,445 + MU's						●	●			\$7,969.04
Fascia, Trim, Soffits & Overhangs																
Materials	Cementitious soffit material is cracked and likely delaminated.	Remove and repair all loose material. Repaint all soffits.	1	END	L	total 50 sf @ \$10 = \$500 + MU's						●	●			\$1,634.95
Sealants & Expansion Joints																
Window / louver / Door Perimeter Sealant	Perimeter sealant material unknown. Sealant is failing at all louvers and is aging at all windows	remove and replace all sealant and back rod materials at all louver locations	1	END	L	600 lf @ \$3.50 = \$2,100 + MU's						●	●			\$6,842.98
Roof Assembly & Flashing																
Flat or Sloped Geometry	Flat w/ sloped steel and tapered insulation	Eliminate ponding from clogged drain	1	END	L	Unclog and clean the area around (3) roof drains @ \$150 = \$450 + MU's						●	●			\$1,472.54
Age	1990 (?)	Replace roof with black EPDM	2	END	L	24,700 SF						●	●			\$965,990.57
Roof Drains (Covers)	Roof drains	Replace missing roof drain covers. Clear roof drains of debris and clogs to allow for proper drainage and eliminate roof ponding.	1	END	L	2 roof drain covers @ \$150 = \$300 + MU's						●	●			\$985.30
Roof access	Roof access is thru the custodial closet, up two separate sets of ladders, and thru a sidewall roof hatch in a difficult location. The roof is not easily accessible by any means.	Provide a roof hatch in a more accessible location with a wall mounted ladder.	0	OB	L	(1) roof hatch (1) wall mounted ladder, \$2,500 hatch & 8' wall ladder (only) & safety rail + \$1,000 cut & frame roof opening & flash perimeter + \$1,000 demo old hatch & patch demo area allowance = \$4,500 + MU's; alternating tread ladder to hatch area excluded Provide a price for a wall mounted roof ladder (20' tall)						●	●			\$19,554.47
Exterior Stairs and Ladders																
Locations and Materials	Roof Ladders	None, roof access is poor. Provide roof ladders to both lower roofs and provide proper roof access from the upper level	0	OB	L	(2) exterior galvanized steel roof ladders, 8' height assumed = \$600 ea = \$1,200 + MU's; (1) exterior galvanized steel inclined roof stair (to small upper roof) = 12' height assumed @ \$5,000 + MU's						●	●			\$20,214.94

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			SEE LEGEND			EVALUATION CRITERIA										* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
	A mix of concrete and granite exterior stairs in varying condition. Rear concrete stair is cracked, chipping away, and will continue to fail over time. Stairs have a mix of code compliant and non code compliant railings (some of the railings do not extend beyond the bottom of the stair).	Replace concrete stairs at rear entrance with new concrete stairs. Replace concrete landing at front entrance to eliminate ponding. Patch concrete walls on sides of front entrance stairs. Replace non-compliant handrails with compliant handrails at 3 of the exterior stairs. Replace concrete treads completely.	2	OB	L	Front entrance: 200 square feet on concrete landing; 30 square feet of concrete patching, allow \$3,600 + MU's; Rear entrance: Rebuild concrete stairs complete - 10 feet wide, 6 risers / 5 treads / 4' deep landing, w/demo & dig-bf & frost foundation & steps & landing & ground mount rails = \$12,500 + MU's = = = TOTALS \$16,100 + MU's										\$52,470.07

Total Years 16 -20	\$2,365,473
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HARRISON LYSETH ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	

Year 0 (Fiscal Year 2017) - Immediate Recommendations																
SITE																
Fencing																
Locations & Materials	Mix of chain-link and wood privacy from abutters. Some Gaps.	Delineate public trail.	0	OB	I	100lf@ \$36		●								\$5,418
BUILDING EXTERIOR																
Windows																
Glazing Type and Color	Clear insulated glass. A few isolated areas of broken panes	Replace broken window panes complete	2	END	I	(2) 24"x48" areas of clear insulated glass @ \$25 sf reglaze = \$400 + MU's		●				●	●			\$605
Total Year 0															\$6,023	

HARRISON LYSETH ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

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Category	Description and General Comments	Recommended Action	See Legend			Quantity Info	Evaluation Criteria										* Opinion of Probable Cost
			Cond. Level	Life Cycle	Action Priority		Security	Health & Safety	Code Compliance	ADA/ Accessibility	Sustain - Ability	Extending Bldg. Life	Operation & Maintenance	Impact on Learn. Env.	Aesthetics & Appearance		
Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations																	
Site																	
Parking																	
Curbing Materials & Wheel Stops	Bituminous curb within interior loop in rough shape.	Replace bituminous curb within interior loop. Wheel stop needed at ADA parking space that adjoins walkway.	1	END	S	350lf @ \$5.00/lf 7 wheel stops @ \$250 ea				●			●			\$6,565	
Number of Spaces (Regular & ADA)	3 ADA - 1 not compliant	ADA space adjoining walkway needs parking aisle.	2	ESL	S	\$125 restripe + MU's				●						\$249	
Accessible Parking Signage	Faded Fire Lane Sign. Metal behind wood guardrail post.	Replace fire lane sign.	0	OB	S	\$350 + MU's		●								\$656	
Vehicular Drop-Off & Pick-Up Areas																	
Car & Bus Separations	Separate at parking but not at access drive. Bus loop has wood guardrail. Parent loop has temporary barricades. Minimal drainage along drive aisles.	Install sidewalk, curb and guardrail at parent drop off loop.	2	ESL	S	Sidewalk: 1200s.f @ \$4.00 Curb: 260lf @\$5.00 Guardrail: 100lf@\$40		●								\$18,947	
Vehicular & Pedestrian Circulation																	
Traffic Markings & Traffic Signage	Lacking	Need more stripping and signage	2	ESL	S	750lf @\$0.50		●					●			\$703	
Walkway Materials	Bituminous. Breaks in guardrail sections.	Replace bituminous sidewalks. Replace missing guardrail sections.	2	ESL	S	sidewalk: 700s.f.@\$4.00 Guardrail: 80lf@\$40		●					●			\$11,256	
Curb Cuts & Detectable Warning Strips	No panels observed	Install detectable warning panels at all crosswalks.	0	OS	S	Qty 6: 120SF@\$60		●		●						\$81,042	
Site Topography																	
Characteristics	Generally flat with site stabilization	Need walls at rear where paved	1	END	S	540 s.f. @\$65		●								\$65,846	
Site Furniture & Accessories																	
Bicycle Racks	In back , see plan. Where do children enter	Relocate closer to front main entry.	2	ESL	S	2 ea @\$100	●									\$375	
BUILDING EXTERIOR																	
Exterior Doors - Main Entrance																	
Frame Materials	Aluminum exterior storefront entry systems with clear insulated glass in good condition. No ADA door open push button	Recommend providing ADA push button door access	0	OB	S	ADA push button sequence for two double doors. \$2,500 w/new wiring + MU's				●						\$4,693	
Exterior Stairs and Ladders																	

HARRISON LYSETH ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
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0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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			SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Locations and Materials	It was observed that the only ADA access to the playground is through the front entrance which is not in the direct path to the playgrounds.	Recommend providing direct ADA access from the building to the playground in future renovations.	0	OB	S	24' feet of concrete ramp, 60" wide @ \$150 sf w/dig-bf-frost f'dn-slab = \$18,000 + MU's. Provide ADA compliant painted round metal handrail on either side of ramp. 50 lf total @ \$75 for 2 line pipe rail = \$1,500 + MU's = = TOTALS \$19,500 + MU's				●						\$36,585
BUILDING INTERIOR																
General Notes																
Non-ADA compliant door hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware.	0	OB	S	Replace 15 Knobs (typically on service doors) with code compliant hardware, suggests HM leaves, \$500 per leaf minimal modification = \$7,500 + MU's			●	●		●	●			\$14,073
Classroom casework	painted wood in fair condition	Recommend replacing aging wood casework with more resilient plastic laminate casework with resilient edge banding.	2	ESL	S	Provide the following in each classroom (total of 30 rooms) (2) 48" wide tall cabinet units with adjustable shelves and lockable doors @ \$750 ea =\$1,500 per class 12 Linear Feet of fixed shelves (two rows) with coat hooks. @ \$20 = \$240 per class (6) 36" wide wall cabinets with adjustable shelves and lockable doors 18 lf @ \$125 w/demo = \$2,250 per class = = TOTALS 30 rooms \$119,700 + MU's						●	●	●		\$224,557
Sinks (ADA compliance)	Non ADA sinks in some of the classrooms. Enamel counter mounted sink in plastic laminate counter top.	Recommend replacing all existing sinks with ADA compliant sinks and new casework	0	OB	S	(Total of 25) 24" deep x 60" long plastic laminate counter with resilient edge banding, knee clearance below counter, and stainless steel sink with faucet. 5 lf top \$90 top w,demo = \$450 + \$1,500 sink re-use rough = \$1,950 ea for 25 = \$48,750 + MU's				●						\$91,456
Main Entrance																
Door Configuration (Vestibule?)	Vestibule, secured entrance. No ADA push button	Recommend providing ADA push button acces	0	OB	S	ADA push button sequence for two double doors. \$2,500				●						\$4,693
Corridors																
Wall Projecting Objects	Drinking fountains are not located in alcoves and do not have cane detection devices.	Provided painted round metal cane detection devices to either side of the drinking fountain to meet ADA requirements	0	OB	S	(6) painted round metal cane detection devices. Two for each fountain. \$250 ea = \$1,500 + MU's				●						\$2,817
Interior Signage																

HARRISON LYSETH ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	* OPINION OF PROBABLE COST
Materials	A mix of paper and plastic	Provide consistent code compliant signage throughout the entire building	0	OB	S	Provide ADA compliant room signage for 60 spaces @ \$75 = \$4,500 + MU's			●	●						\$8,445
Stairs and Exits																
Wall Finish Materials	All exit vestibules are missing the second exit sign located above the exterior egress door.	Provide second exit sign at each exterior egress door	0	OB	S	10 illuminated exist signs @ \$1,000 w/nre wiring = \$10,000 + MU's		●	●							\$18,760
Art Classrooms																
Kilns	Kiln (not enclosed)	Provide a rated, ventilated, and accessible room to keep the kiln in as part of future renovations.	0	OB	S	80 square feet of interior renovation to provide a room constructed of gyp partitions up to roof deck, single wood veneer 36"x84" door, 2x4 ACT ceilings, and VCT flooring. \$10,000 + MU's + \$2,500 to relocate kiln-hood-exhaust-fan thru roof = \$12,500 + MU's		●	●							\$23,453
Gymnasium / Cafetorium																
Wall Pads	Wall pads located behind backstops in fair condition	Repair wall pads that are falling off the wall	2	ESL	S	20 lf wall pads 6' ht assumed = 120 sf @ \$8.50 = \$1,020 + MU's		●								\$1,913
Other observations	Second egress is through a storage room and is not code compliant	Add partition and door dividing egress way from occupied area	—	OB	S	8' x 8' gyp partition with 3'x7' wood veneer door. New painted partition & door-frame-hdwr \$2,000 + MU's		●	●							\$3,752
Kitchen and Servery																
Food Service Equipment	Missing 3-bay sink, hood with fire suppression system, and handwashing stations. All other equipment is in good working order.	Recommend providing 3-bay sink, handwashing stations	2	OB	S				●			●	●			\$21,191
Teacher Workroom and Staff Areas																
Casework	Residential grade plastic laminate casework	Recommend replacement of all casework to meet ADA requirements. Replace with plastic laminate casework with resilient edge banding, adjustable shelves, and lockable doors.	0	OB	S	(2) 36" wall cabinets @ \$125 w/demo = \$725. (2) 36" double door with drawers base cabinet @ \$275 w/demo = \$1,650. (1) 36" ADA sink apron @ \$300. (1) 24" four drawer base cabinet @ \$275 w/demo = \$550. All doors are lockable and all shelves are adjustable. 11 linear feet of counter at ADA height @ \$90 w/demo = \$990 == TOTALS \$4,215 + MU's.				●						\$7,909
Staff Toilets																

HARRISON LYSETH ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

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Plumbing Fixtures	The water closets are floor mounted vitreous china with manual flush valves, non-ADA Lavatories are wall hung vitreous china, non-ADA	Recommend providing fixtures that meet ADA requirements	0	OB	S	(9) Floor mounted ADA compliant water closets re-use rough @ \$1,500 = \$13,500 + MU's; (9) Wall mounted ADA compliant Lavatories & adjust rough @ 2,000 = \$18,000 + MU's				●		●	●			\$59,097
FIRE PROTECTION																
Type of Sprinkler System	None	Install NFPA 13 complete system			S	no plans for Lyseth received, gsf unknown \$/SF + MU's 50,600 GSF \$3 sf new wet system + \$25,000 water line upgrade + \$15,000 new entry & backflow + MU's		●	●							\$467,438
ELECTRICAL																
Life Safety																
Fire Alarm	FCI conventional. System is currently in trouble, reportedly due to a defective circuit board in control panel. Replacement circuit board is reportedly on order.	Update fire alarm throughout to an addressable system	1	OB	S	Carry complete new system for 50,475 sf		●	●							\$165,710
Emergency Lighting	Emergency battery units with integral and remote heads. LED illuminated exit signs with integral battery backup.	Update units to LED. Provide outdoor emergency lighting at building exits.	2	ESL	S	Carry 15 outdoor units and 14 indoor units.		●	●							\$37,395
SECURITY																
Secure Entry Vestibule	Secured entry with buzz-in entry system at second set of doors. Secured vestibule does not enter directly into admin area, allowing visitors to have access to student areas before checking in.	Recommend providing a secured entry directly into administration area in future renovations. Renovate classroom and conference room directly adjacent to entry vestibule into admin suite. Renovate existing admin suite to accommodate displaced classroom	0	OB	S	2,300 Square Feet of complete interior renovations. \$125 sf = \$287,500 + MU's	●									\$539,348
Security Camera System	N/A	Provide web-based security camera system with DVR			S	Assume 16 Cameras	●									\$17,950
Total Years 1 - 5															\$1,936,873	

HARRISON LYSETH ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

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Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations																
SITE																
Parking																
General Layout Description	Excessive pavement at rear of school. No security lighting. Dirt pile at end of southernmost crosswalk. Observed cars parked along south side of school outside of designated parking area.	Remove excessive pavement at rear of school and replace with adequate fire lane access and green space. Remove dirt pile at crosswalk.	2	ESL	L	25,200 s.f. \$1.50					●		●		●	\$88,349
Paving Materials	Bituminous in rough shape, a lot of cracking and ruts	Mill and repave.	1	END	L	92,400 s.f. @ \$1.25/sf							●			\$2,694,867
Service Area																
Trash & Recycling Containers (# & Size), Trash Compactor (size)	1-10 yd Solid, 1-5 yd recycle @ service area 1-big belly solar, 1- 55 gallon recycle @ playground Compost area at northeast corner.	Install dumpster screen.	2	ESL	L	10' x 15' exclusive screened area w/8" concrete on 12" gravel & gate & bollards, \$5,750 + MU's									●	\$13,441
Site Furniture & Accessories																
Types, Locations, Materials	Several Granite Benches, Remnants from wooden guardrail at edge of south parking lot	Remove remnants of guardrail at south parking lot.	0	OB	L	35 posts at \$30/ea									●	\$2,454
Site Drainage																
Ponding	Ponding within loop	Add catch basins to address ponding and erosion issues.	2	ESL	L	2 ea @\$1500 (need additional review for pipe run - budget \$10k)							●			\$30,384
Catch Basins	None within landscaped area, minimal drainage along north side of site.	Adjust covers to grade where applicable.	2	ESL	L	3@\$300							●			\$2,103
STRUCTURAL																
Foundations / Drainage	Frost protected, shallow foundations.	Most control joint sealants in foundation wall have failed and should be replaced.	2	END	L	Approx. 200 lf of sealant						●	●			\$2,337
Roof Construction	Drift zones around multi-purpose room have been reinforced.	Recommend improving low roof drainage beyond MPR Recommend monitoring MPR clerestory windows for leaks	2	END	L	1700 sf of roofing drainage to be improved						●	●			\$24,120
Additional Observations	Ladders used to access high roof are not anchored to walls at the top.	Add anchorage for top tie backs.	1	END	L	Add (4) steel clip connections with brick anchors						●	●			\$2,805
PORTABLE / MODULAR BUILDINGS																
Portable classrooms	1 residential grade portable classroom unit. Unit has own designated services to the unit. Unit is in poor condition	Schedule to remove portable classroom in the short term.	1	OB	L	Demolish (1) portable classroom and provide seeding for 1,800 square feet						●	●			\$35,059
BUILDING EXTERIOR																
Exterior Doors (not including Main Entry)																

HARRISON LYSETH ELEMENTARY SCHOOL
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Lintels	Steel lintels with isolated signs of rust	Remove rust and repaint lintels. Remove sealant between top of lintel and bottom of masonry to allow for any moisture at the lintels to escape	2	ESL	L	(30) 48" long steel lintel (5) 36" long steel lintel, 135 total If @ \$10 If rust prep & repaint = \$1,350 + MU's ; 135 remove sealant @ \$1.50 =\$205 + MU.s						●	●			\$3,634
Kindergarten Toilet Rooms																
	Kindergarten classrooms do not have individual restrooms in each classroom.	Recommend providing individual children's bathrooms in each kindergarten classroom in future renovations	N/A	OB	L	\$10,000 + MU's per toilet room (5) kindergarten classrooms that need toilets.							●	●		\$116,863
PLUMBING																
Sanitary Waste and Vent System	Cast iron, galvanized	Roof vents should terminate 3 ft above roof--many vents are well below that. Add supported length to vent to stay above snow level plugging vent.	2	ESL	L	\$/SF @ 50K SF +MU's						●	●			\$815,325
MECHANICAL																
Heating Plant	Steam via underground from Lyman Moore. Just replaced steam and condensate to Lyman Moore.	Steam system is vintage (over 50 years). Convert to hot water heating via HX and pumps at steam entrance.	2	END	L	Figure (2) gas condensing boilers (1000 MBH ea.) and appurtenances.						●	●			\$605,670
Air Handling Unit Systems	H & V unit serving gym/café from mezzanine (1960s mfg.)	Unit is past service life. Upgrade with new VFD AHU at time of hot water conversion.	2	END	L	Figure (1) 5,000 cfm H&V unit Figure \$/SF @ 5K SF for insulated ductwork.						●	●			\$155,300
Terminal Unit Systems	Class Unit Vents with steam coils (1960s). OA damper control functions.	Upgrade with new ducted ventilation by DOAS, fintube heating at time of hot water conversion.	2	END	L	Figure (2) 2,500 cfm rooftop ERUs. Figure \$/SF @ 50K SF for uninsulated ductwork.						●	●			\$675,555
Terminal Heating Unit Systems	Convactor and Radiators (1960s)	Install HW fintube radiation to provide space heating at time of steam to HW conversion.	2	END	L	Figure 800 ft fintube						●	●			\$155,300
Piping System	Sched 40 steel/black iron, mostly vintage, insulated.	Replace at time of hot water conversion.	2	END	L	\$/SF @ 50K SF						●	●			\$1,397,700
Automatic Temperature Controls	Pneumatic controls system. Few leaks. (2) main steam zone valves. Major water hammering issues when main zones valves go from night/day mode.	Replace with DDC electric at time of hot water conversion. Prevent water hammer by opening main valve slowly to reduce initial steam flow.	2	END	L	\$/SF @ 50K SF						●	●			\$403,780
ELECTRICAL																

HARRISON LYSETH ELEMENTARY SCHOOL
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Service	Underground primary to utility transformer vault in building. Comments regarding life cycle are based on the general building vault arrangement being an obsolete design. The school has had repeated issues with squirrels shorting the overhead utility primary, resulting in power outages due to blown utility cutouts.	Update to padmount XFMR. Further investigation by utility company is required to determine cause of shorts due to squirrel activity.	2	OB	L	Carry complete new service entrance for 50475 sf						●	●			\$205,307
Distribution System																
Panels	Mostly recently-installed Square D panelboards. Some obsolete GE panelboards remain	Replace obsolete GE Panelboards	2	OB	L	4 GE panelboards remain						●	●			\$33,422
Branch Circuits	Classrooms generally lack appropriately-located receptacles	Add receptacles and branch circuits throughout to satisfy program needs	1	OB	L	Carry complete new branch-circuit wiring system for 50,475 sf						●	●			\$243,009
Interior Lighting																
Classrooms	Mostly T8 Fluorescent lens troffers, although some very old louvered linear fluorescent luminaires were noted. 3 classrooms have been updated to LED, individually addressable fixtures with Acuity Brands N-Light control are installed in one classroom as a test	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	END	L	Carry complete interior lighting replacement for 46875 sf						●	●	●		\$931,024
Offices	T8 Fluorescent lens troffers	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	END	L							●	●	●		
Corridors	T8 Fluorescent lens troffers	Update lighting to LED as part of any planned facility renovations.	2	END	L							●	●	●		
Toilets	T8 fluorescent	Update lighting to LED as part of any planned facility renovations.			L							●	●	●		
Mech/Storage	Incandescent lighting in basement mechanical room	Update lighting to LED as part of any planned facility renovations.	2	OB	L							●	●	●		
Assembly		Provide LED performance lighting and an architectural dimming system			L							●	●	●		
Gym	T8 fluorescent high bays	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●	●		
Data System (& Service)	Cat 6 - 2" entrance conduit. MDF consists of an exposed floor mounted rack located in a storage room.	Provide enclosed cabinet in lieu of exposed rack at MDF	2	ESL	L	Carry \$10,000 + MU's						●	●			\$23,373
Total Years 6 - 10																\$8,661,179

HARRISON LYSETH ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA										* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations																	
BUILDING INTERIOR																	
General Notes																	
Wall Finish Materials	Painted CMU and GWB	Recommend budgeting for repainting all interior walls towards the end of the 20-year plan period	2	END	L	Base on 50,600 SF of floor area @ \$2 sf including doors & interior trims = \$101,200 + MU's							●	●			\$294,788
Interior doors	Wood veneer door with painted hollow metal painted frame. Half glass door, divided into three horizontal single panes. Doors are worn and approaching end of life	Replace all wood veneer door.	2	ESL	L	(110) single door 36"x84" (30) double door 72"x84" ; \$1,750 ea x 170 ea demo & replace w/glazed leaf & lockset & closer = \$297,500 + MU's							●	●			\$866,601
Visual Display Surfaces	Tack boards, white board laminate over chalkboards, and projector screen	Replace white board laminate with better quality white boards and remove chalk boards complete	2	ESL	L	(1) 20' x 4' white board with marker tray in each classroom. Total of 30 rooms 80 sf per room @ \$30 w/demo = \$2,400 for 30 rooms = \$72,000 + MU's							●	●	●		\$209,731
Main Entrance																	
Entrance Mats	Walk-off carpet in good condition	To preserve interior finishes it is our recommendation to replace with more robust walk-off carpet sequence at the main entrance. Provide an area of aggressive grade walk-off material at the exterior of the vestibule. Provide a mild grade walk-off mat product as finish floor in the vestibule. Provide an area of low grade walk-off carpet in the main lobby.	3	ESL	L	100 Square Feet of aggressive grade walk-off mat. \$17.50 recycled tire rubber = \$1,750 + MU's 200 Square Feet of mild grade walk-off mat. @ \$15 = \$3,000 +MU's 100 Square feet of low grade walk-off mat @ \$10 = \$1,000 + MU's								●	●		\$16,752
Special Education Classrooms																	
Wall Finish Materials		Replace partial height cubicle walls with full height acoustic GYP partitions in future renovations.	0	OB	L	60 linear feet of gyp partitions up to roof deck - demo-replace w/sound batt partitions painted \$7,000 + MU's									●		\$20,390
Music Rooms																	
Casework	Wood casework in fair condition	Recommend replacing aging wood shelves with more resilient plastic laminate shelving with resilient edge banding.	2	ESL	L	40 linear feet of open adjustable plastic laminate shelving units up to 60" tall @ \$25 w/demo = \$1,000 + MU's							●	●	●		\$2,913
Library / Media Center																	
Ceiling Finish Materials	2x4 ACT	Recommend replacing ceiling with 2x4 ACT ceilings.	3	ESL	L	1700 sf & new grid assumed @ \$4.50 demo & replace = \$7,650 + MU's							●	●			\$22,287

HARRISON LYSETH ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Shelves	Plastic Laminate in good condition	Recommend replacing for a more quality, durable shelf .	3	ESL	L	80 linear feet of tall, single sided, metal shelving product. \$175 lf= \$14,000 + MU's						●	●			\$40,781
Workroom / Staff Areas	Connected staff room of the same finishes and condition. Small workspace provided behind the circulation desk made up of folding tables	Recommend providing a separate staff work area in future renovations	—	OB	L	80 square feet of interior renovation to provide a room constructed of gyp partitions up to roof deck, single wood veneer 36"x84" door, 2x4 ACT ceilings, and VCT flooring. \$10,000 + MU's						●	●			\$29,129
Gymnasium / Cafetorium																
Drinking Fountains	None	Recommend providing drinking fountain in Gym in future renovations	—	OB	L	(1) hi/low drinking fountain with water bottle filler \$2,250 w/new rough + MU's							●			\$6,561
Backstops (quantity, mounting type, manual/motorized)	two wall mounted backstops, manual operation, in fair condition	Recommend replacing backstops.	3	ESL	L	(2) wall mounted, manual operation back stops \$5,000 demo & replace = \$10,000 + MU's						●	●	●		\$29,129
Kitchen and Servery																
Overhead or Counter Doors	Overhead aluminum coiling doors approaching end of life	Replace overhead doors	2	END	L	(1) 12x6 coiling OH door \$4,250 + MU's w/demo manual op (1) 10x6 coiling OH door \$3,750 + MU's w/demo manual op (1) 5x6 coiling OH door \$2,250 + MU's w/demo manual op						●	●			\$29,865
Teacher Workroom and Staff Areas																
Ceiling Finish Materials	2x4 ACT in fair condition	Recommend replacing ACT ceiling with new 2x4 ACT ceiling	2	ESL	L	2,000 sf, new grid assumed, @ \$4.50 demo & replace new 2x4 ACT = \$9,000 + MU's						●	●			\$26,216
Administration Office Area																
Casework	A mix of wood, metal, and plastic laminate in fair condition	Recommend replacing aging wood casework with more resilient plastic laminate casework with resilient edge banding, adjustable shelves, and lockable doors.	3	ESL	L	A total of (8) 36" wall cabinets @ \$125 w/demo = \$3,000, (2) 48" tall cabinets @ \$750 = \$1,500, (4) 36" double door with drawers base cabinets @ \$275 w/demo = \$3,300, and 12 linear feet of counter at ADA height @ \$90 w/demo = \$1,080 = = = TOTALS \$ 8,880 + MU's.						●	●			\$25,868
Staff Toilets																
Floor & Base Finish Materials	Ceramic floor tile with glazed block wall base in poor condition	Remove ceramic tile and replace with ceramic floor tile	2	ESL	L	A total of 400 Square Feet of ceramic floor tile \$15.50 w/demo = \$6,200 + MU's						●	●			\$18,068

HARRISON LYSETH ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

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			SEE LEGEND			EVALUATION CRITERIA										* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Ceiling Finish Materials	2x4 ACT ceiling in fair condition	Recommend replacing ceiling with new 2x4 ACT	2	ESL	L	400 sf of 2x4 ACT ceiling, new grid assumed, \$4.50 w/demo = \$1,800 + MU's						●	●			\$5,245
Student Toilet Rooms																
Floor & Base Finish Materials	Ceramic floor tile with glazed block wall base in poor condition	Remove ceramic tile and replace with new ceramic tile	2	ESL	L	1,700 sf @ \$15.50 demo-prep-replace = \$26,350 + MU's						●	●			\$76,762
Ceiling Finish Materials	2x4 ACT ceilings in fair condition	Recommend replacing ceiling with new 2x4 ACT	2	ESL	L	1,700 sf new grid assumed \$4.50 = \$7,650 + MU's						●	●			\$22,287
Toilet Partitions	A mix of painted enamel and plastic partitions in varying finish and conditions.	Replace all enamel partitions with plastic partitions to match all new plastic partitions elsewhere in the student restrooms.	2	END	L	A total of 4,000 sf (24) 36" x 60" stalls (4) 60" x 60" stalls ((4) 24" x 48" urinal screens						●	●			\$116,517
Mechanical and Service Spaces																
Floor & Base Finish Materials	Painted concrete with resilient wall base in fair condition	Recommend removing paint on concrete and provide VCT flooring	3	ESL	L	500 sf @ \$4 demo-prep-new vct-new wall base = \$2,000 + MU's						●	●			\$5,826
Ceiling Finish Materials	2x4 ACT ceiling in poor condition	Recommend replacing ceiling with new 2x4 ACT	2	ESL	L	500 sf new grid assumed \$4.50 = \$2,250 + MU's						●	●			\$6,561
Total Years 11 - 15																\$1,872,279

HARRISON LYSETH ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA										* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations																	
BUILDING EXTERIOR																	
Exterior Wall Cladding																	
Materials	Brick veneer in good condition with isolated areas of damage. Painted aluminum metal cladding with unsealed laps in good condition. Exposed foundation that has been parged, parge is in poor condition. Painted wood paneling in good condition.	Re-parge the exposed foundation along the entire perimeter of the building.	2	ESL	L	Total of 2,000 linear feet of re-parged foundation up to 18" tall @ \$5 = \$10,000 + MU's						●	●				\$32,591
Spalling, Staining, Efflorescence	Isolated areas of spalling and cracked masonry veneer as the result of rusting lintels.	Remove masonry veneer at areas showing signs of efflorescence to discover the cause of the problem and correct the issue. Remove masonry veneer in area of cracked brick, replace lintel and reflash.	2	ESL	L	Total of 40 Square Feet of efflorescence to be repaired @ \$25 w/re-use brick = \$1,000 + MU's Total of 60 Square Feet of cracked masonry veneer to be repaired @ \$35 w/new veneer = \$1,950 + MU's						●	●				\$9,615
Spalling, Staining, Efflorescence		Recommend re-pointing masonry as part of standard maintenance practice.	3	ESL	L	50,600 GSF one story masonry veneer building suggests 708,400 sf exterior if 20% glass = 566,720 sf brick @ \$7.50 = \$4,250,400 repointing suggest mason study to determine actual work required A total of 1,400 square feet of masonry to be repointed						●	●				\$34,226
Other	It was noted that the exterior wall is not insulated	Recommend further investiagtion and study to add insulation to the interior side of the exterior wall to improve thermal performance of the envelope	-	-	L	Budget for Study					●	●	●				\$15,159
Fascia, Trim, Soffits & Overhangs																	
Materials	Painted Cementitious soffit material in poor condition, paint is peeling off in many areas.	Remove failing paint and repaint soffits	2	ESL	L	600 sf @ \$5 = \$3,000 + MU's						●	●				\$9,777
Sealants & Expansion Joints																	
Window / Louver / Door Perimeter Sealant	Perimeter sealant material unknown and is varying in age and condition. Sealant is failing at all louvers.	remove and replace all sealant and back rod materials at all louver locations. Remove sealant between top of lintel (at all lintels) and bottom of masonry to allow for any moisture at the lintels to escape	1	END	L	Total of 500 linear feet of sealant around louvers @ \$5 rout out-new backer rod & sealant = \$2,500 + MU's; Total of 100 linear feet of sealant at lintels above doors @ \$1.50 rout out = \$150 + MU's						●	●				\$8,640
Roof Assembly & Flashing																	
Age	2012 (4 years), Black EPDM	Budget to replace at end of service life	3	ESL	L	50,600 SF						●	●				\$1,978,912
Roof Drains (Covers)	Roof drains, some missing roof drain covers	Replace missing roof drain covers	1	END	L	5 roof drain covers @ \$150 = \$750 + MU's						●	●				\$2,447

HARRISON LYSETH ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Other observations	Painted extruded metal mesh screens over glass block windows at gym clearstory are severely rusting and approaching end of life.	Recommend replacing extruded wire mesh screens and metal flashing below screens complete.	1	END	L	Total of 70 linear feet, 60" tall extruded metal mesh, painted 350 sf @ \$25 demo & replace = \$8,750 + MU's						●	●			\$28,520
Other observations	Glass block windows and metal grills at the gym clearstory are too close to the low roof and could cause water entry issue from snow build up.	Recommend raising the sills of the glass block windows and grills to a minimum of 18" above the finish roof surface in future renovations.	3	ESL	L	Total of 120 linear feet of glass block wall and (1) 48"x96" grille. A total of 130 linear feet of masonry veneer infill, up to 12" tall, and flashing. Allow \$10,000 + MU's to demo gym wall above glass block & prep new opening & provide infill below relocated glass block (new window infill see line 163)						●	●			\$32,591
Other observations	Glass block clearstory windows at the gym are in fair condition with a few isolated broken blocks. Glass block exterior units are obsolete.	Recommend replacing glass block clearstory units with thermally broken aluminum window units with insulated glass. Coordinate replacement of glass blocks with work needed to raise sill above roof as described above.	3	ESL	L	Total of 1,000 Square Feet of thermally broken aluminum window units with insulated glass @ \$65 = \$65,000 + MU's						●	●			\$211,840
Exterior Stairs and Ladders																
Locations and Materials	Concrete stairs with recessed metal nosing at each exterior entrance in varying condition. Metal nosing is missing in some locations and fasteners are rising out of the nosing in other locations causing tripping hazards. Most stairs are missing handrails, stair with handrails are constructed of painted round metal pipe handrails but do not meet the requirements for length of rail beyond bottom tread.	Recommend repairing damaged concrete stairs. Replacing all metal nosing. Replacing handrails, or provide missing handrails, to meet required extensions beyond the bottom of the stair.	2	END	L	Total of 180 linear feet of replaced (2 line pipe rail assumed) painted round pipe handrail @ \$85 w/demo = \$15,300; Total of 60 linear feet of metal nosing @ \$15 demo & replace = \$900;. Total of 20 Square Feet of concrete stair repair @ \$25 = \$500 = = TOTALS \$16,700 + MU's						●	●			\$54,430
Locations and Materials	Brick at chimney near high roof of gym is in poor condition	Clean and re-point brick at chimney	2	ESL	L	100 sf @ \$7.50 = \$750 + MU's						●	●			\$2,447
Total Years 16 -20																\$2,421,194

OCEAN AVENUE ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
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Year 0 (Fiscal Year 2017) - Immediate Recommendations																
																\$0.00
																\$0.00

Total Year 0	\$0
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OCEAN AVENUE ELEMENTARY SCHOOL
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Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations																	
SITE																	
Parking																	
General Layout Description	Observed parking in non-parking space indicating a shortage of availability.	Reconfigure parking lot to allow for more spaces.	2	ESL	S	Add spaces along northside of lot 5,200 s.f. @ \$5/sf		●						●		\$48,775.55	
Curbing Materials & Wheel Stops	1 wheel stop missing at parking, 1 needed	Replace missing wheel stop and install one additional	2	ESL	S	2 @ \$250 ea = \$500 + MU's		●								\$941.11	
Vehicular & Pedestrian Circulation																	
Curb Cuts & Detectable Warning Strips	Need domes at ADA parking.	Install detectible warning panel at ADA parking ramp.	2	ESL	S	2 each: 40s.f@\$60/sf		●		●						\$9,004.72	
SECURITY																	
Intrusion Alarm System	Honeywell control panel. Motion detectors are located in corridors and classrooms.	Provide a security alarm control panel that is integrated with the district-wide network.	2	ESL	S	\$20,000 + MU's allow w/rewiring	●									\$37,519.65	
															Total Years 1 - 5	\$96,241	

OCEAN AVENUE ELEMENTARY SCHOOL
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Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations																	
SITE																	
Site Drainage																	
Ponding	At corner of parking lot	Install curbing and catch basin to mitigate ponding.	2	ESL	L	1@\$1,500 ea 50LF pipe@\$50								●		\$9,349.06	
Vehicular & Pedestrian Circulation																	
Walkway Materials	Observed erosion due to pavement run off.	Recommend curb around entrance to playground to remediate erosion.	2	ESL	L	curb:140lf@\$5.00 Loam/seed: 925s.f.@\$.75								●		\$3,272.17	
Pedestrian Ramp Location & Materials	Good - lip at side entry could be better.	Adjust grade of pavement/sidewalk for ramp to be flush.	2	ESL	L	Overlay: 220s.f.@\$1.25								●		\$660.03	
															Total Years 6 - 10		\$13,281

OCEAN AVENUE ELEMENTARY SCHOOL
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Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations																
BUILDING EXTERIOR																
Sealants & Expansion Joints																
Window / Door Perimeter Sealant	Material unknown. Joint sealant is in good condition.	At end of service life, remove and replace all sealants	4	ESL	L	5700 lf @ \$3.50 = \$19,950 + MU's						●	●			\$58,113.39
Building Joint Sealant	Material unknown. Joint sealant is in good condition.	At end of service life, remove and replace all sealants	4	ESL	L	1800 lf @ \$5 w/backer rod = \$19,950 + MU's						●	●			\$58,113.39
Roof Assembly & Flashing																
Material, Type, Color	White EPDM Vegetative modular roof system	Observed to be in good condition; budget for replacement at end of service life in 15-20 years	4	ESL	L	46,500 SF EPDM Roofing @ \$12 demo-epdm-R38-tapers-walkways-flash 7 trim (re-use blocking) = \$54,000 + MU's; 12,350 SF Vegetated Roof @ \$20 same as above =\$24,700 + MU's						●	●			\$229,250.30
FIRE PROTECTION																
Type of Sprinkler System	NFPA 13 Complete wet system	Heads have a 25 year service life				\$/SF @ 70K SF replace heads						●	●			\$101,952.46
PLUMBING																
Drinking Fountains / Water Coolers	Water cooler w/bottle fill	Expected service life 15 years	3	ESL	L	Firture 6 units						●	●			\$26,216.35
MECHANICAL																
Cooling Plant	Air cooled 30 ton Trane CGAM 030F 2011 mfg.	Expected service life 15 - 20 years	3	ESL	L	\$ Replace						●	●			\$130,888.19
Exhaust Systems	Kitchen hood with MUA	Expected service life 15 - 20 years	3	ESL	L	\$ Replace						●	●			\$43,693.91
Automatic Temperature Controls	DDC Electric w/ full graphics	Upgrade software and controller maintenance	3	ESL	L	\$ Replace						●	●			\$611,714.78
															Total Years 11 - 15	\$1,259,943

OCEAN AVENUE ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
<u>Condition Level</u> 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	<u>Life Cycle (Age Factor)</u> N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	<u>Action Priority</u> I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA										* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations																	
BUILDING INTERIOR																	
General Notes																	
Wall Finish Materials	Painted GWB	Recommend budgeting for repainting all interior walls towards the end of the 20-year plan period	-	-	L	Base on 70,315 GSF of floor area \$2 sf floor area = \$140,630 + MU's								●		●	\$458,328.08
PLUMBING																	
Plumbing Fixtures	ADA low flow 2011 mfg.	Plumbing fixtures have a 30 service life	3	ESL	L	Figure 75 units \$1,500 ea + MU's re-use rough											\$366,651.63
MECHANICAL																	
Heating Plant	(2) Superior Boilers, model 4-x-205 hot water, 2010 mfg., 1,339 MBH output each.	Expected service life 20 years with rebuild of refractory and tube sheet	3	ESL	L	\$ Replace at end of service life							●	●			\$260,726.20
																Total Years 16 -20	\$1,085,706

PEAKS ISLAND ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	

Year 0 (Fiscal Year 2017) - Immediate Recommendations																	\$0
SITE																	
Fire Department Access																	
Extent of perimeter access (full, 1/2?)	Bituminous on right to ?. Grass open area at rear. Dead tree at fire egress. Fire egress/escape onto steep/shelved grade.	Install switch back at rear for emergency ADA exit.			I	1 ramp @\$10,000				●							\$15,050
STRUCTURAL																	
Additional Observations	Exist fire escape with severely corroded steel; spalling at foundation bearing.	Repair foundations and replace or repair fire escape	1	OB	I	1 fire escape - 40-ft run x 4-ft width, 4-ft x 8-ft landing, (3) sonatube footings						●	●				\$37,625
BUILDING EXTERIOR																	
Exterior Exit Stairs	Wood stairs at rear building exit are deteriorating, rotting. Wood guardrail/railing is non compliant. Concrete pad at landing is in fair condition.	Remove exterior wood steps and railing. Replace with new steel exterior stair system	1	OB	I	Remove existing wood stair. Install steel exterior stair system with compliant guardrail and handrails, 7 risers with 5' x 5'		●				●	●				\$10,535
Exterior Exit Stairs	Metal stairs at rear building exit are rusting, rotting. Steel guardrail/railing is non compliant. Concrete pad at landing is in fair condition.	Remove metal stairs at rear building exit. Replace with new steel exterior stair system.	1	OB	I	Remove existing metal stair. Install new steel exterior stair system with compliant guardrail and handrails, 7 risers with 5' x 5' landing at top. B \$7,000 w/demo + MU's		●				●	●				\$10,535
Exterior Exit Stairs	Metal stairs at rear building exit are rusting, rotting. Steel guardrail/railing is non compliant. Concrete pad at landing is in fair condition.	Remove metal stairs at rear building exit. Replace with new steel exterior stair system.	1	OB	I	Remove existing metal stair. Install new steel exterior stair system with compliant guardrail and handrails, 11 risers with 5' x 5' landing at top. \$10,000 w/demo + MU's		●				●	●				\$15,050
Total Year 0																	\$88,795

PEAKS ISLAND ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations																	
SITE																	
Building Entrances																	
Connection to accessible route and accessibility	35 students, K-5. Smoking observed on school grounds. Gates open onto play area.	Secure playground area.	2	ESL	S	2 gates @ \$700 ea		●								\$2,626	
Parking																	
Number of Spaces (Regular & ADA)	None	Designate at least one parking space for ADA.	0	OS	S	restripe \$125 and add sign \$350 = \$475 + MU's			●							\$891	
Vehicular & Pedestrian Circulation																	
Observed Circulation Patterns	Rock steps to gate with worn path.	Rail/Handrail needed. Adjust grades/provide steps.	2	ESL	S	Handrail: 50lf @\$100		●								\$9,380	
Curb Cuts & Detectable Warning Strips	No Panels	Install panels at crosswalk.	2	ESL	S	2 panels 40s.f. @\$60		●		●						\$4,502	
DOT School Zone Markings/Signage at Street	Limited School Zone Signs	Install additional signage.	2	ESL	S	4 ea @\$125/ea		●								\$937	
Site Furniture & Accessories																	
Types, Locations, Materials	No trash bin in play area (not a lot of littler).	Benches need replacement	2	ESL	S	\$750 + MU's							●			\$1,409	
Site Drainage																	
Ponding	On Island Avenue - Mulch side slope with woven fabric.	Remove fabric and riprap or other stabilization. Remove knot weed.	1	END	S	Knotweed Removal: Lump sum @\$7,500 Riprap: 60CY @\$125									●	\$28,140	
Other Observations	Erosion at gate near basketball court , runoff from Pleasant.	Check dam at gate to eliminate scour/erosion.	2	ESL	S	2 checkdams @\$150/ea Erosion Blanket: 10SY @ \$10 Loam and Seed: 10SY @\$10							●			\$937	
STRUCTURAL																	
First Floor Construction	Wood/timber construction viewed from basement; open checks (cracks) in wood beams.	Provide stitch screws to hold cracks closed	2	ESL	S	30 LF Beams						●	●			\$2,256	
Roof Construction	A. Roof snow load does not meet current code; high low roof conditions susceptible to drifted snow not included in original design.	Roof is technically grandfathered; recommend reinforcing high low roof conditions for drift. Shoveling of drifts recommended in the interim.	3	ESL	S	2,500 SF sister new joists to exist for snow load		●				●	●			\$12,197	
Exterior Wall Construction	C. At stage opening, cracked CMU at steel beam bearing, CMU joints that need to be repointed	Replace CMU at beam bearing, repoint joints	2	ESL	S	Replace & grout 4 blocks, 250 LF repointing						●	●			\$4,269	
Exterior Wall Construction	D. Lintels rusted with apparent rust jacking	Replace lintels	2	END	S	Est 10 Lintels x 8 Feet						●	●			\$22,512	

PEAKS ISLAND ELEMENTARY SCHOOL
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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Exterior Wall Construction	E. Cracking noted interior of boiler room; not apparent if part of current repair program.	Replace inner wythe of brick.	2	END	S	25 SF rebuild						●	●			\$1,876
BUILDING EXTERIOR																
Exterior Doors - Main Entrance																
Accessibility	Main entry does not have ADA door open push button.	Recommend providing ADA push button door access.	0	OB	S	ADA push button sequence for double doors. \$2,500 w/new wiring + MU's			●	●						\$4,693
Exterior Doors (not including Main Entry)																
Door Widths and Clearances	Door widths are typically compliant. Clearances are not provided at one exterior doors. All exterior doors (excluding main entry) are an accessibility issue.	Construct exterior concrete landing and stair for 1 door.	0	OB	S	Construct 5' x 7' x 18" concrete stair at exterior door, 3 risers. Install code compliant guardrail (12 LF) and handrail (17 LF). \$7,500 + MU's			●	●						\$14,073
BUILDING INTERIOR																
Main Entrance																
Door Configuration (Vestibule?)	No vestibule.	Provide vestibule separation, primarily for security reasons.	0	OB	S	Provide 10' x 10' aluminum entry system with set of double 3' x 7' doors after the main exterior entry doors. 60 sf storefront \$75 = \$4,500 + 2 doors \$2,500 ea = \$5,000 = = = TOTALS \$9,500 + MU's	●									\$17,825
Corridors																
Wall Projecting Objects	Wood shelf in upper corridor projects into corridor clearance. Two drinking fountains project into corridor clearance.	Remove wood shelf. Provide painted round metal cane detection devices to either side of the drinking fountain to meet ADA requirements.	0	OB	S	(4) painted round metal cane detection devices. Two for each fountain. \$250 ea = \$1,000 + MU's			●	●						\$1,876
Interior Signage																
Materials	Typically laminated paper.	Provide consistent code compliant signage throughout the entire building.	0	OB	S	Provide ADA compliant room signage for approx. 30 spaces. \$75 ea = \$2,250 + MU's			●	●						\$4,226
Stairs and Exits																

PEAKS ISLAND ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Floor & Base Finish Materials	Wood stairs, wood trim. Neither stair to second floor is code compliant for many reasons. Not proper width, riser height, or tread finish. Not proper clearances at landings. Railings non-compliant. These stairs within corridors typically do not have compliant handrails (no guardrails, no extensions, risers not the right height).	The two main stairs leading to the second floor should be removed entirely, replaced with entirely new code compliant stairs. For stairs within corridors - short term, remove and replace existing handrails with new handrails, remove and replace stair tread finish. Long term, remove stairs within corridors entirely for ease of accessibility.	0	OB	S	Remove 2 existing stairs leading to second floor. Replace entirely with new code complaint stairs. \$12,00 ea set x 2 = \$24,000 + MU's' Corridor stairs: Short term - remove existing railings, provide 36 LF new handrails. single line wall rail assumed \$35 demo-replace = \$1,260 Remove and replace stair finish on 3 (8'long) treads to provide compliant treads. \$25 sf = \$600 = = TOTALS \$ \$1,860 + MU's; Long term - Renovate entire building interior to regrade lower level, eliminate need for stairs.											\$48,514
Kindergarten Classrooms																	
Door Widths and Clearances	Not enough pull-side clearance.	Re-configure door to allow for clearance.	3	ESL	S	Re-mount door to swing inwards. \$250 + MU's											\$474
General Purpose Classrooms																	
Door Material (Including Frame & Glazing)	Wood door and frame, typically 1/2 lite. Showing signs of age, worn.	Replace all classroom doors.	2	END	S	Install 6 new wood veneer doors (3' x 7') with painted HM frames. \$1.800 w/demo & new 1/2 glazed door x 2 = \$10,800 + MU's											\$20,262
Door Widths and Clearances	ADA clearances at classroom doors non-compliant.	Re-configure door areas/walls/furniture to achieve proper clearances.	0	OB	S	Reconfigure classrooms entries, 6 (3' doors) when doors are replaced. \$3,500 per entry reconfig & door = \$21,000 + MU's											\$39,396
Art + Music Classroom																	
Sinks (ADA compliance)	1 sink, non-compliant.	Replace with ADA compliant sink	2	OB	S	1 - 3' x 6' island w/ss sink \$375 If island + \$1,550 sink = \$3,800 + MU's											\$7,130
Door Hardware	Hardware generally compliant, however closet door has knob	Replace knob with pull handle on closet door	0	OB	S	1 alum handle hdwr set. Dummy trim \$200 + MU's											\$380
Door Widths and Clearances	ADA clearance an issue at main door	Re-configure door area for proper pull clearance	0	OB	S	Reconfigure classroom entry, 1 (3' door) when door is replaced. \$3,500 + MU's											\$6,569
Performing Arts - Stage																	

PEAKS ISLAND ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
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3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Stage Accessibility	Stage is not accessible - stairs from kitchen are blocked, no ramp. Besides climbing on front of stage from gym, rear entry to stage is through classroom.	Remove existing stair (which is non-compliant to begin with). Reconfigure kitchen space for stage access and provide new code complaint stair and railings/guardrails. Install lift in kitchen for ADA accessibility.	0	OB	S	Remove existing stair \$250. Provide new steel stair with 4 risers, 5'x 5' landing at top and code complaint railings/guardrail. \$6,500; Provide lift in kitchen for ADA accessibility to stage. \$20,000 = = TOTALS \$26,750 + MU's		●	●	●						\$50,184
Gymnasium																
Wall Pads	None	Add wall pads behind main hoops.	0	OB	S	30 lf wall pads 6' ht \$8.50 sf = \$1,530 + MU's		●								\$2,873
Door Widths and Clearances	ADA clearance issue at main gym entry (12" min needed on pull side)	Reverse door or move heating unit.	0	OB	S	reverse 1 door swing \$250 + MU's				●						\$474
Kitchen and Servery																
Food Service Equipment	Coolers, freezers, 3 bay sink all provided. Equipment in good condition. Lacks a hand washing station.	Provide hand-washing station.	0	OB	S	(1) hand washing system. \$2,500 w/new rough + MU's			●							\$4,693
Student Toilet Rooms																
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Accessible stall is not provided (no maneuvering clearances, no grab bars).	If 2nd floor is made accessible, make student bathroom upstairs accessible.	0	OB	S	If second floor is made accessible, remove and replace 1 existing bathroom stall. Replace with code compliant ADA bathroom stall. \$1,500 w/demo + MU's				●						\$2,817
Mechanical and Service Spaces																
Door Widths and Clearances	Door height is non compliant.	Consider building areaway to mechanical space to achieve proper door height.	0	OB	S	10' x 4' areaway to mech space; frame areaway & alt tread stair = \$6,000 + MU's				●						\$11,256
Custodial Closets/Classroom Storage																
Door hardware	Wood door, frame. Has non-compliant door hardware.	Replace doors and frames.	0	OB	S	Install 4 new wood veneer doors (3' x 7') with painted HM frames. \$1,550 w/demo-new hdwr = \$6,200 + MU's				●						\$11,636
FIRE PROTECTION																
Type of Sprinkler System	None	Install NFPA 13 complete coverage			S	12,915 gsf @ \$3.50 + \$12,00 bldg entry-backflow + \$20,000 water line upgrade = \$70,745 + MU's .. Fire pump & storage tank excluded, likely cost for f.p. & tank = \$50,000 ..		●	●							\$132,721
ELECTRICAL																
Fire Alarm	4-zone conventional FCI control panel	Update to fully addressable system as part of any planned afacility renovations.	1	ESL	S	12,915 gsf @ \$1.50 =\$19,375 + MU's		●	●							\$36,348
SECURITY																

PEAKS ISLAND ELEMENTARY SCHOOL
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Sightlines between Main Entry and Main Office	No sightlines.	Re-configure existing single-use bathrooms space to main office/admin, and replace main office/admin area with displaced single-use bathrooms.	0	OB	S	550 Square Feet of complete interior renovations. \$125 sf = \$68,750 + MU's	●									\$128,975
Intrusion Alarm System	None.	Provide intrusion alarm system			S	Door contacts a (7) openings and (16) motion detectors	●									\$18,197
Security Camera System	At main entry.	Provide web-based security camera system with DVR			S	Assume (16) cameras	●									\$17,950
Total Years 1 - 5																\$675,474

PEAKS ISLAND ELEMENTARY SCHOOL
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Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations																	
PLUMBING																	
Hot Water System	Main 40 gallon electric water heater (2) 4500 watts, 1998 mfg. Small 20 gal in kitchen.	Replace with new in kind--past service life	2	END	L	40 gal elect new \$2,500 + 20 gal elect new \$1,500 = \$4,000 + MU's						●	●			\$9,349	
Plumbing Fixtures	Some upgraded to low flow	Complete fixture upgrade (6 fixtures)	3	ESL	L	Figure (6 fixtures) + MU's						●	●			\$15,530	
MECHANICAL																	
Heating Plant	New Steam Boiler 2016 with 20 year service life.	Although the steam boiler and condensate pump are new, it is recommended to convert the steam heating plant to a hot water plant served by (2)condensing boilers.	4	N	L	Figure (2) 399 MBH LP condensing boilers and appurtenances (e.g. expan tank). + MU's						●	●			\$93,180	
Air Handling Unit Systems	None	Provide ERU ventilation for classes at time of steam to HW conversion. Provide Roof top H&V unit with ERU for gym.	2	END	L	Figure (1) 2,000 cfm rooftop ERUs & \$/SF uninsulated ductwork for classes + MU's Figure (1) Roof H&V w/ERU for Gym- + MU's						●	●			\$388,250	
Pumps	Add HW Pumps at time of steam to HW conversion	(2) 50 gpm VFD pumps	2	END	L	(2) 50 gpm VFD pumps						●	●			\$11,648	
Terminal Unit Systems	Unit ventilators classrooms & Gym	Past service life. Upgraded ventilation by ERU proposed above.	2	END	L	Estimated cost under ERU & Fintube upgrades						●	●			\$0	
Terminal Unit Systems	Fintube, Cast iron radiators are past service life	New hot water heating fin tube & CUHs at time of hot water conversion. Fintube heat for classes.	2	END	L	400 ft fintube & (4) CUHs						●	●			\$147,535	
Exhaust Systems	None apparent -- via gravity relief ventilation in sequence with UV OA quantities	Exhaust via ERU used for class ventilation.	2	END	L	Estimated cost under ERU upgradde						●	●			\$0	
Piping System	Sched 40 steel	piping aged (60 yrs), replace with new HW piping at time of steam to hot water conversion.	2	END	L	\$/SF @13K SF						●	●			\$388,250	
Automatic Temperature Controls	Pnuematic and manual at radiators	New DDC electric at time of hot water conversion.	2	END	L	\$/SF @ 13K SF						●	●			\$124,240	
ELECTRICAL																	
Service	Overhead	Provide 3-phase service as part of any planned facility renovation			L	Carry complete new service entrance for 13,167 sf						●	●			\$107,707	
Wiring	Single-conductors in conduit - very old		1	OB	L							●	●				
Equipment	1950's vintage fuse panel		1	OB	L							●	●				
Rating	240/120V 200A, single-phase, 3-wire				L							●	●				
Distribution System																	

PEAKS ISLAND ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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			SEE LEGEND			EVALUATION CRITERIA										* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Panels	1970's vintage Cutler Hammer residential-grade loadcenter, (2) 1960's vintage or older GE panelboards, (1) modern residential-grade Siemens loadcenter	Provide modern panelboards throughout	1	OB	L	Carry complete new power distribution system for 13,167 sf						●	●			\$82,530
Wiring	Single-conductors in conduit - very old		1	OB	L	Carry complete new power distribution wiring for 13,167 sf						●	●			\$36,600
Branch Circuits	Branch-circuit wiring is a mix of old cloth-covered non-metallic sheathed cable (romex), old BX armored cable, modern romex cable, surface metal raceway, and single conductors in conduit. Extension cords are in use due to a lack of appropriately located receptacles	Add receptacles and associated branch-circuit wiring - NOTE: Power distribution must be updated in order to facilitate this action.	1	OB	L	Carry complete new branch-circuit wiring system for 13,167 sf						●	●			\$63,397
Exterior Building Lighting	Mostly LED wall packs, one HID wall pack and a couple of old recessed incandescent fixtures at entrance canopies were noted.	Replace HID and incandescent luminaires All fixtures will reach the end of their anticipated useful lives within 20 years.	2	END	L	Carry (12) LED wall packs						●	●			\$8,386
Interior Lighting																
Classrooms	2011 vintage T8 fluorescent lens troffers on first floor, old louvered pendant linear fluorescent luminaires retrofitted with T8 lamps on second floor	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	OB	L	Carry complete interior lighting replacement for 13167 sf						●	●			\$261,584
Offices	T8 fluorescent				L							●	●			
Corridors	mixture of T8 fluorescent wraparound and old louvered pendant linear fluorescent luminaires retrofitted with T8 lamps	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	END	L							●	●			
Toilets					L							●	●			
Mech/Storage	Old incandescent fixtures retrofitted with self-ballasted compact fluorescent lamps	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	OB	L							●	●			
Assembly	N/A				L							●	●			
Gym	T8 Fluorescent high bays	Update lighting to LED with high performance optics as part of any planned facility renovations.	3	ESL	L							●	●			
Intercom/Paging System	Dukane - 25+ years old	Provide paging and intercom integrated with VOIP phone system.	1	OB	L	see above for conduit, hardware Owner vendor						●	●			
Phone System (& Service)	Nortel Analog system - 20 +/- years old. Classrooms are not equipped with telephones	Provide VOIP phones	1	OB	L	12,915 gsg \$1 sf tleecomdata conduit = \$12,915 + MU's; VOIP phones Owner vendor hardware						●	●			\$30,190
Data System (& Service)	Overhead fiber optic data service. Cat 5 horizontal cabling.	Provide modern cable plant	1	END	L	Covered in "telecom data cost indicated for phone system infrastructure.						●	●			\$0
Total Years 6 - 10																\$1,768,375

PEAKS ISLAND ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
<u>Condition Level</u> 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	<u>Life Cycle (Age Factor)</u> N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	<u>Action Priority</u> I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA										* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations																	
BUILDING INTERIOR																	
General Notes																	
Wall Finish Materials	Painted GWB, plaster. GWB showing scuffs and dents. Plaster is deteriorating in some locations and chipping away. Wood wainscoting is dented and discolored.	Recommend patching and repainting all walls. Recommend stripping and refinishing all wainscoting throughout school corridors.	2	END	L	Patch, repaint approx. 13,200 GSF of school building walls. \$1.50 = \$19,800 + MU's; Strip and refinish approx. 13,200 GSF of school building wainscoting. \$2.50 =\$33,000 + MU's						●	●			\$153,805	
Classroom Casework	Stained wood casework. Wood is dented and stained, aged. Heavy wear and tear.	Recommend replacing aging wood casework with more resilient plastic laminate casework with resilient edge banding.	2	ESL	L	Provide the following in each classroom (total of 7 rooms) (2) 48" wide tall cabinet units with adjustable shelves and lockable doors. \$275 lf =\$2,200 per room 12 Linear Feet of fixed shelves (two rows) with coat hooks. \$25 lf = \$300 per room; (6) 36" wide wall cabinets with adjustable shelves and lockable doors \$275 lf w/demo =\$4,950 per room; = = TOTALS \$7,450 per room x 7 =\$52,150 + MU's						●	●	●		\$15,184	
Main Entrance																	
Entrance Mats	Loose walk-off carpets.	To preserve interior finishes it is our recommendation to replace with more robust walk-off carpet sequence at the main entrance. Provide an area of aggressive grade walk-off material at the exterior of the vestibule. Provide a mild grade walk-off mat product as finish floor in the vestibule (no existing vestibule, but recommending adding one below). Provide an area of low grade walk-off carpet in the main lobby.	3	ESL	L	100 Square Feet of aggressive grade walk-off mat. \$17.50 sf 100 Square Feet of mild grade walk-off mat. \$15 sf 100 Square feet of low grade walk-off mat \$10 sf = = = TOTALS \$4,250 + MU's						●	●			\$12,387	
Corridors																	
Floor & Base Finish Materials	Lower level - VCT w/ rubber base, wood floor w/ wood base. VCT is in good condition. Wood floor showing clear signs of age, damage from use, as well as water damage in areas. Some areas of wood floors are buckled, could present a tripping hazard. Upper level - wood floor with wood base, in same condition as floors on lower level.	Recommend replacing all wood floors and base with VCT and rubber base in future renovations.	2	END	L	Approx. 1,600 SF of wood floor removal, replacement with equal SF of VCT. \$5.75 demo-prep-replace-new base = \$9,200 + MU's						●	●			\$26,807	
Stairs and Exits																	
Ceiling Finish Materials	Painted plaster	Patch and repaint plaster at all stair locations.	2	OB	L	Approx. 200 SF \$5 patch-repaint = \$1,000 + MU's						●	●			\$2,913	

PEAKS ISLAND ELEMENTARY SCHOOL
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Door Material (Including Frame & Glazing)	Wood door, wood frame. Full lite of single-pane glass. Showing signs of heavy wear and tear.	Replace door.	2	END	L	Install 2 new wood veneer doors (3' x 7') with painted HM frames. \$1.850 w/demo & new glazed door x 2 = \$3,700 + MU's						●	●			\$10,781
Kindergarten Classrooms																
Floor & Base Finish Materials	Wood floor, wood base. Wood floor showing clear signs of age, damage from heavy use. Some areas of wood floors are buckled, could present a tripping hazard.	Recommend replacing all wood floors and base with VCT and rubber base in future renovations.	2	END	L	Approx. 800 SF of wood floor removal, replacement with equal SF of VCT. \$5.75 demo-prep-replace-new base = \$4,600 + MU's						●	●			\$13,403
Ceiling Finish Materials	Painted plaster.	Recommend patching and repainting plaster ceiling.	2	END	L	Approx. 800 SF \$5 sf patch & paint = \$4,000 + MU's						●	●			\$11,652
Sinks (ADA compliance)	Wood framed island, laminate top, aluminum edge banding. Appears to be compliant, but island has dated and worn finishes.	Consider replacing with any large scale renovation work.	3	ESL	L	1 - 3' x 6' island w/ss sink \$375 If island + \$1,550 sink = \$3,800 + MU's						●	●			\$11,071
Door Material (Including Frame & Glazing)	Wood Door, wood frame, narrow lite with safety glass. Showing signs of age, worn.	Replace wood veneer door.	2	END	L	Install 2 new wood veneer doors (3' x 7') with painted HM frames. \$1.750 w/demo & new narrow glazed door x 2 = \$3,500 + MU's						●	●			\$10,200
General Purpose Classrooms																
Floor & Base Finish Materials	Wood floor, wood base. Wood floor showing clear signs of age, damage from heavy use. Some areas of wood floors are buckled, could present a tripping hazard.	Recommend replacing all wood floors and base with VCT and rubber base in future renovations.	2	END	L	Approx. 4,600 SF of wood floor removal, replacement with equal SF of VCT. \$5.75 sf demo-prep-replace-new base =\$26,450 + MU's						●	●			\$77,052
Ceiling Finish Materials	2x4 and 1x1 ACT Tiles beginning to show signs of aging (sagging, discoloration).	Consider replacing all ceiling tiles within the next 10 years.	2	END	L	5600 sf 2 x 4 w/grid @ \$4.50 = \$25,200 + MU's						●	●			\$73,414
Art + Music Classroom																
Floor & Base Finish Materials	VCT floor, no rubber base	Provide rubber base.	2	OB	L	150 LF rubber base. \$2.50 no demo = \$250 + MU's						●	●			\$735
Wall Finish Materials	Carpet	Replace with better acoustic material.	2	OB	L	15 ea 3' x 4' wall mounted tectum \$15 sf = \$2,700 + MU's						●	●			\$7,868
Ceiling Finish Materials	2x4 and 1x1 ACT Tiles beginning to show signs of aging (sagging, discoloration).	Consider replacing all ceiling tiles within the next 10 years.	2	END	L	800 sf 2 x 4 w/grid @ \$4.50 = \$3,600 + MU's						●	●			\$10,490
Visual Display Surfaces	Chalkboard, tackboards.	Replace chalkboard with whiteboard	2	OB	L	Remove existing chalkboard, replace with 15 LF of whiteboard. 60 sf \$30 demo-replace = \$1,800 + MU's						●	●	●		\$5,245

PEAKS ISLAND ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Door Material (Including Frame & Glazing)	Wood doors, wood frames. Showing signs of age, worn.	Replace door and frame.	2	END	L	Install 1 new wood veneer door (3' x 7') with painted HM frame. w/demo \$1,550 + MU's						●	●			\$4,519
Performing Arts - Stage																
Floor & Base Finish Materials	Wood floor, wood base.	Strip and refinish floor.	2	ESL	L	300 SF wood floor strip & refinish \$5 sf = \$1,450 + MU's						●	●			\$4,229
Wall Finish Materials	Painted CMU. Paint chipping, peeling away in some areas.	Repaint when gym is repainted.	2	END	L	Approx. 700 SF. \$2 w/filler coat + prep = \$1,400 + MU's						●	●			\$4,084
Theatrical Lighting	Mix of incandescent and fluorescent bulbs above stage.	Consider upgrading to system with more lighting control.	0	OB	L	40 lf track && stage lighting \$200 lf = \$8,000 + MU's						●	●			\$23,303
Door Material (Including Frame & Glazing)	Wood door, wood frame. No glazing. Showing signs of age, worn.	Replace wood door and frame.	2	END	L	Install 1 new wood veneer door (3' x 7') with painted HM frame. \$1,550 w/demo + MU's						●	●			\$4,519
Library / Media Center																
Floor & Base Finish Materials	Carpet, wood base. Both are old, and very worn.	Replace carpet, strip and refinish wood base	2	END	L	800 SF \$6 w/demo-carpet-refin base = \$4,800 + MU's						●	●			\$13,984
Ceiling Finish Materials	Painted plaster.	Recommend patching and repainting plaster ceiling.	2	END	L	Approx. 800 SF \$3sf = \$2,400 + MU's						●	●			\$6,997
Circulation Desk	Wood. Very worn, showing heavy denting and marking. Small desk.	Replace with new larger, plastic laminate circulation desk with resilient edge banding.	2	OB	L	Remove existing, provide 1 new 10' long (L shape, two 5' legs) plastic laminate circulation desk with resilient edge banding. \$375 lf w/demo = \$3,750 + MU's						●	●			\$10,926
Visual Display Surfaces	Tackboards, Chalkboards.	Replace chalkboards with whiteboards.	2	OB	L	15 lf new whiteboard 60 sf \$30 = \$1,800 + MU's						●	●	●		\$5,245
Door Material (Including Frame & Glazing)	Wood door, wood frame. Door has narrow lite, safety glazing. Doors showing signs of age, wear and tear	Replace door and frame.	2	END	L	Install 2 new wood veneer doors (3' x 7') with painted HM frames. \$1.750 w/demo & new narrow glazed door x 2 = \$3,500 + MU's						●	●			\$10,200
Gymnasium																
Floor & Base Finish Materials	Wood floor, wood base. Wood floor in fair condition. Base should be removed and replaced due to heavy wear and tear.	Remove, replace wood base with vented rubber base.	2	END	L	250 LF vented rubber base. \$5 lf = \$1,250 + MU's						●	●			\$3,648

PEAKS ISLAND ELEMENTARY SCHOOL
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Wall Finish Materials	Painted CMU. Generally, paint is chipping away, deteriorating. CMU is cracking in isolated areas.	Repaint all gym walls. Remove and replace cracked CMU block. Patch cracked mortar between CMU blocks.	2	END	L	Approx 4,000 SF repainting. \$2 prep& filler coat = \$8,000; Remove and replace 15 SF cracked CMU. \$20 sf = \$200; Patch 30 LF of cracked mortar. \$50 crack stich = \$1,500; =v=v= TOTALS \$9,700 + MU's						●	●			\$28,258
Backstops (quantity, mounting type, manual/motorized)	4 fixed backstops. One backstop is missing hoop ring. Others are in fair condition.	Replace 1 hoop, maintain other 3.	2	END	L	Install new hoop ring for 1 backstop. \$300 + MU's						●	●	●		\$881
AV and Interactive Systems	Speakers. Clearly the system is dated.	Remove, replace with entirely new AV system for stage performances.	1	END	L	AV system for gym (performing arts) including new sound system. \$35,000 allow + MU's						●	●	●		\$101,952
Door Material (Including Frame & Glazing)	Wood door, wood frame. Door has narrow lite with safety glass. HM doors w/ HM frames. Doors showing signs of heavy use.	Replace door and frame.	2	END	L	Install 3 new wood veneer door (3' x 7') with painted HM frame safety glass. \$1,850 w/demo = \$5,550 + MU's						●	●			\$16,026
Kitchen and Servery																
Floor & Base Finish Materials	Wood floor, wood base. Wood floor in fair condition. Base should be removed and replaced due to heavy wear and tear.	Remove, replace wood base with vented rubber base.	2	END	L	75 LF vented rubber base. \$5 lf = \$375 + MU's						●	●			\$1,094
Wall Finish Materials	Painted CMU. In fair condition, however should be repainted when gymnasium is repainted.	Repaint CMU walls.	3	ESL	L	repaint 750 sf cmu walls \$2 prep-filler coat = \$1,500 + MU's						●	●			\$4,374
Ceiling Finish Materials	2x4 ACT. Tiles beginning to show signs of aging (sagging, discoloration).	Consider replacing all ceiling tiles within the next 10 years.	2	END	L	200sf 2 x 4 %4.50 demo-replace = \$900 + MU's						●	●			\$2,623
Door Material (Including Frame & Glazing)	Wood door, wood frame, not glass lite. Showing signs of heavy use	Replace door and frame.	2	END	L	Install 1 new wood veneer door (3' x 7') with painted HM frame. \$1,550 w/demo + MU's						●	●			\$4,519
Administration Office Area																
Ceiling Finish Materials	2x4 ACT and 1x1 tile.	2x4 ACT showing signs of age, sagging and discoloration. 1x1 tile is obsolete.	2	END	L	250 SF 2x4 ceiling tiles & grid \$4.50 sf =\$1,125 + MU's						●	●			\$3,281
Door Material (Including Frame & Glazing)	Wood door, wood frame. Some have no glazing, others have half lite. Doors showing signs of age, wear and tear	Replace door and frame.	2	END	L	Install 3 new wood veneer doors (3' x 7') with painted HM frames. \$1,550 w/demo = \$4,650 + MU's						●	●			\$13,549
Student Toilet Rooms																
Floor & Base Finish Materials	Linoleum Floor, rubber base. Showing clear signs of age, wear and tear. Rubber base peeling from wall.	In OK shape, consider replacing if other renovation work done	2	END	L	Remove existing, replace with approx. 200 SF with ceramic tile. Remove and replace rubber base with 60 LF ceramic tile base. \$15.50 sf demo-new tile & base = \$3,100 + MU's						●	●			\$9,039

PEAKS ISLAND ELEMENTARY SCHOOL
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LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Door Material (Including Frame & Glazing)	Wood door, wood frame. Showing signs of heavy use, age.	Replace door and frame.	2	END	L	Install 1 new wood veneer door (3' x 7') with painted HM frame. Entry space will need to be reconfigured to accommodate larger door. \$3,500 + MU's						●	●			\$10,200
Staff Toilets																
Floor & Base Finish Materials	Linoleum floor, rubber base. In fair condition, linoleum beginning to show some discoloring.	Replace floor with any large-scale renovation.	3	ESL	L	Remove existing, replace with approx. 200 SF with ceramic tile. Remove and replace rubber base with 100 LF ceramic tile base. \$15.50 sf demo-new tile & base = \$3,100 + MU's						●	●			\$9,039
Door Material (Including Frame & Glazing)	Wood door, wood frame. Showing signs of heavy use, age.	Replace door and frame.	2	END	L	Install 2 new wood veneer door (3' x 7') with painted HM frame. \$1,550 w/demo = \$3,100 + MU's						●	●			\$9,039
Mechanical and Service Spaces																
Floor & Base Finish Materials	Exposed concrete, no base. Floor in very poor condition, breaking concrete, tripping hazards throughout.	Refinish concrete floor with epoxy floor coating system.	2	END	L	Apply epoxy floor coating system to existing concrete floor, 800 SF. \$12 sf clean & new floor & base = \$9,600 + MU's						●	●			\$27,968
Wall Finish Materials	Painted brick. Paint appears to be chipping, areas of brick deteriorating, spalling.	Replace deteriorating sections of brick, repaint.	2	END	L	Remove, replace 50 SF of spalling brick \$35 = \$1,750. Repaint all brick walls, approx. 1,200 SF \$3 clean & paint = \$3,600 = = TOTALS \$ 5,350 + MU's.						●	●			\$15,590
Ceiling Finish Materials	Exposed concrete. Finish appears to be deteriorating, peeling.	Refinish and repaint ceiling.	2	END	L	Approx. 800 SF \$5 = \$4,000 + MU's						●	●			\$0
Door Material (Including Frame & Glazing)	Painted wood door, wood frame. No glazing. Door is only about 5' tall.	Replace access with areaway to increase door height/access. Replace door and frame.	0	OB	L	Install 1 new HM door (3' x 7') with painted HM frame. \$1,550 w/demo + MU's						●	●			\$4,519
Total Years 11 - 15																\$796,613

PEAKS ISLAND ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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Category	Description and General Comments	Recommended Action	See Legend			Quantity Info	Evaluation Criteria										* Opinion of Probable Cost
			Cond. Level	Life Cycle	Action Priority		Security	Health & Safety	Code Compliance	ADA/ Accessibility	Sustain - Ability	Extending Bldg. Life	Operation & Maintenance	Impact on Learn. Env.	Aesthetics & Appearance		
Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations																	
Building Exterior																	
Exterior Wall Cladding																	
Materials	Brick masonry, isolated areas of cracking, isolated areas of spalling. Brick and mortar are showing their age, areas of mortar deteriorating. Glass block, many broken units, universally discolored. Metal panel above window units, in good condition.	Remove and replace spalling brick. Continue repointing efforts around entire brick envelope. Remove glass block. Replace with thermally broken aluminum system.	2	OB	L	Repair approx. 50 LF of mortar cracking. \$50 lf crack stich = \$2,500 + MU's; Remove and replace approx. 30 SF spalling brick. \$35 sf demo-replace = \$1,050 + MU's; Remove approx. 450 SF glass block, replace with 450 SF thermally broken aluminum system. \$85 sf demo-replace = \$38,250 + MU's										\$136,232	
Spalling, Staining, Efflorescence	Efflorescence is occurring in swatches across the brick envelope, particularly at the chimney.	Remove masonry veneer at areas showing signs of efflorescence to discover the cause of the problem and correct the issue.	2	ESL	L	Total of 550 SF of efflorescence to be repaired. \$35 sf demo-replace new brick = \$19,250 + MU's										\$62,745	
Windows																	
Storm Windows and Insect Screens	Insect screens. Missing or broken in some locations.	Replace missing or broken insect screens.	2	ESL	L	Install/replace approx. 10 (3' x 2') insect screen.										\$2,350	
Sills	Mix of aluminum integral to window unit, precast concrete, granite, and brick. All in good condition, however concrete sills at building rear showing staining from nearby trees.	Light pressure wash precast concrete sills at rear where stained.	2	ESL	L	light pressure wash 50 lf precast sill @ \$2 = \$100 + MU's										\$325	
Lintels	Steel lintels typically in fair condition. A few lintels are showing considerable rust, corrosion.	Replace a few steel lintels with galvanized lintels. Remove and replace with new brick above lintel to 3 courses. Remove sealant between brick and lintel, which may be trapping water. Refinish, repaint all steel lintels.	2	END-ESL	L	Remove 3 steel lintels, approx. 15 LF. Remove and replace approx 10 SF brick (15LF x 3 brick courses). Provide for required flashing. 090# galv lintels \$2 # mtl = \$180 + 15 mason hours @ \$45 = \$675 + 10 sf brick demo-replace \$25 = \$250 + 15 lf flash @ \$15 = \$225 = = = TOTALS \$1,330 + MU's; Refinish, repaint approx. 250 LF steel lintel. \$10 lf = \$2,500 + MU's										\$12,484	
Exterior Doors - Main Entrance																	
Frame Materials	Painted wood frame. In fair condition but dated.	Recommend replacement of entrance system with thermally broken aluminum system to improve longevity and energy-efficiency.	2	OB	L	Remove existing entry system. Replace with 6' wide, 10' tall thermally broken aluminum system with double set of 3' doors and insulated glass transom. Storefront transom \$85										\$21,839	

PEAKS ISLAND ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Exterior Doors (not including Main Entry)																
Materials	Mix of HM doors and HM frames, and wood doors and wood frames. All exterior doors are in poor condition - wood materials are rotting, and HM materials are rusting.	Recommend replacement of all exterior doors and frames.	2	OB	L	Remove approx. 8 single doors (3' x 7') and frames. Replace with same number of new HM (3' x 7') doors and frames. \$1,550 ea w/demo = \$12,400 + MU's						●	●			\$40,419
Lintels	Steel lintels typically showing considerable rust, corrosion.	Replace all steel lintels at exterior doors. Remove 3 courses of brick above. Replace with new galvanized steel lintel with proper flashing, replace with new brick above.	2	END	L	Remove approx. 30 LF existing steel lintel and 3 brick courses above (approx. 20 SF brick). Replace with 30 LF new galvanized steel lintel, properly flashed. Replace with 20 SF new brick above. \$180 # lintel @ \$2 # mtl = \$360 + 30 mason hours @ \$45 = \$1,350 + 20 sf brick demo-replace w/new \$35 = \$700 + 30 lf flash \$15 = \$450 = = = TOTALS \$2,860 + MU's						●	●			\$9,322
Fascia, Trim, Soffits & Overhangs																
Materials	EIFS at main entry. Cracking at edges, discoloration throughout.	Patch and repaint.	2	END	L	patch 20 sf eifs @ \$15, repaint 25 sf @ \$3 = = \$375 + MU's						●	●			\$1,224
	Wood soffit overhang at building perimeter, occurs only at main building volume. Paint is chipping, wood is worn.	Refinish and repaint wood soffit overhang.	2	END	L	Refinish and repaint approx. 850 SF wood soffit overhang. \$5 sf = \$425 + MU's						●	●			\$1,386
Sealants & Expansion Joints																
Window / Door Perimeter Sealant	Sealants around window and door perimeters generally cracking, peeling. Around the building, sealants are approaching the end of their expected life.	Remove and replace sealant at all doors, and windows. Remove sealant at lintels to allow for proper drainage.	2	END	L	Remove and replace approx. 2000 LF sealant. \$3.50 lf = \$7,000 + MU's						●	●			\$22,814
Building Joint Sealant	Building sealant is generally cracking, peeling. Approaching the end of their expected life.	Remove and replace all building sealants.	2	END	L	Remove and replace approx. 300 LF sealant. \$5 w/backer rod = \$1,500 + MU's						●	●			\$4,888
Flashing																
Material	Flashing is not apparent at sills and headers, lintels. Remove sealant in these areas to inspect for presence of flashing and to allow for proper drainage.	Remove sealants at headers, sills, lintels.	2	END	L	Remove approx. 500 LF sealant. \$1.50 lf = \$750 + MU's						●	●			\$2,447
Roof Assembly & Flashing																
Age	2011, Black EPDM	Budget for replacement at end of service life	3	ESL	L	10,300 SF						●	●			\$402,822

PEAKS ISLAND ELEMENTARY SCHOOL
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Roof Edges and Copings	Flush roof edge. All edges topped with EPDM flashing over roof edging, with a snap on aluminum fascia piece. Fascia on high roof looks new. Fascia around low roofs (east, west, and gym wings) is functional but corroded, stained.	Recommend removing existing fascia, and replacing with new.	2	END	L	replace 600 lf alum fascia, 9" tall flat profile \$20 lf demo-replace = \$12,000 + MU's						●	●			\$39,109
Roof Drains (Covers)	Mix of aluminum, plastic. One plastic cover is broken.	Replace plastic cover. Remove debris from all.	2	END	L	Remove and replace 1 plastic cover. \$150 + MU's						●	●			\$498
Exterior Stairs and Ladders																
Locations and Materials	Not all roof areas were accessible. One heavily rusted roof ladder.	Provide roof access ladder to upper roof, and lower Eastern roof. One existing ladder is rusted, dangerous. It should be removed.	2	END	L	Install 2 new 10' roof ladders. \$750 ea x 2 = \$1,500 + MU's Replace 1 existing roof ladder. 10' assumed \$750 + \$100 demo cost + MU's						●	●			\$7,666
Exterior Exit Stairs	Rusted metal caged exterior fire escape. Probably dangerous.	Remove.	1	OB	L	Remove rusted roof egress stair 7 chain-link fence, allow \$2,000 + MU's						●	●			\$6,518
Exterior Exit Stairs	Rusted railing at exterior concrete step outside gymnasium.	Refinish, repaint steel railing.			L	Refinish 10 lf pipe rail, single line rail assumed \$10 lf = \$100 + MU's Assume single line ground mount rail.										\$509
Total Years 16 -20																\$775,595

PRESUMPCOT ELEMENTARY SCHOOL
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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	

Year 0 (Fiscal Year 2017) - Immediate Recommendations																
BUILDING EXTERIOR																
Windows																
Sills	Aluminum flashing as part of storefront systems; some splice joints have separated posing a safety hazard	Repair flashing splice joints with mechanical fasteners	2	ESL	I	(5) locations, allow \$100 labor & materials per location = \$500 + MU's		●								\$755.00
Total Year 0															\$755	

PRESUMPCOT ELEMENTARY SCHOOL
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1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA										* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations																	
SITE																	
Building Entrances																	
Connection to accessible route and accessibility	Sidewalk along Presumpscot and Sherwood with internal connections.	Surfaces to be repaved and crosswalks	2	ESL	S	Sidewalk: 5700sf@\$2 Curb: 770lf@\$7.50 ADA Panels: 100s.f@\$60		●		●			●				\$34,101
Parking																	
Number of Spaces (Regular & ADA)	2 ADA - adequate for number of spaces	Shift existing catch basin out of ADA stall, see catch basin notes.	3	ESL	S	allow \$2,000 + MU's dig & bf & relocate & patch pave			●								\$3,752
Accessible Parking Signage	No Signage	Install Signs	0	OB	S	3 @ \$125				●							\$703
Vehicular & Pedestrian Circulation																	
Observed Circulation Patterns	Observed, pedestrian walking dog on school ground.	Install school zone & limited public access signage.	0	OS	S	6 @ \$200		●									\$2,251
Traffic Markings & Traffic Signage	Lacking one way signage and delineation of parent/bus parking.	Install signage.	0	OS	S	4 @\$125		●									\$937
Fire Department Access																	
Locations	Could be full 100% if open curb on left side "exit".	Add curb cut and fire lane on north side of school and shift modulars.	3	ESL	S	55LF @ \$40		●									\$4,127
Site Topography																	
Characteristics	Mulch barrier introduces trip hazard.		1	END	S	250lf @ \$2		●									\$937
Site Furniture & Accessories																	
Bicycle Racks	2- 1 at south side at loading area, 1 at north side.	Recommend relocation of bike racks.	2	ESL	S	allow \$500 + MU's	●	●									\$941
STRUCTURAL																	
Roof Construction	A. A steel beam does not extend to the bearing wall (supported on block above doorway header).	Repair connections. Perform survey to verify this does not occur at other locations.	1	OB	S	1 location noted (Budget \$2,800 for survey)		●				●	●				\$5,254
Roof Construction	B. Roof does not appear to be design for drifting snow around high roof. Roof is technically grandfathered but we recommend reinforcing the high/low roof conditions	Roof is technically grandfathered; recommend reinforcing high low roof conditions for drift by adding intermediate steel bar joist. Shoveling of drifts recommended in the interim.	3	ESL	S	Low roof areas within 15 feet of high low roof conditions (~4,000sq ft), SAY sistering 48" o.c. = 1,040 lf joist using 6 #/lf joist requires 6,240 # joist installed @ \$4 # material & labor =\$24,960 + MU's		●									\$46,825
Exterior Wall Construction	C. Deflected lintel above the door at the south west entry (brick had not deflected).	Replace lintel	2	END	S	1 location, SAY 4 x 4 lintel x 48" length @ 8#/sf = \$65 lintel material & 4 hours mason @ \$45 = \$245 + MU's						●	●				\$461
BUILDING EXTERIOR																	
Exterior Doors (not including Main Entry)																	

PRESUMPCOT ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

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Category	Description and General Comments	Recommended Action	See Legend			Quantity Info	Evaluation Criteria										* Opinion of Probable Cost
			Cond. Level	Life Cycle	Action Priority		Security	Health & Safety	Code Compliance	ADA/ Accessibility	Sustain - Ability	Extending Bldg. Life	Operation & Maintenance	Impact on Learn. Env.	Aesthetics & Appearance		
Lintels	Painted steel - corroding and deflecting	Replace lintels with galvanized steel lintels and through wall flashing	1	END	S	(3) 6' lintels, brick on steel stud assumed, assume ea 4" x 4" x 18' total = 1 lintel for 8" wide block @ 6#/lf for 4" x 4" = 6#/lf = 110# @ \$2 = \$220 galv lintel material + 18 mason hours @ \$45 =\$1,030 + MU's. Remove and replace approx 55 SF brick (108 x 3 brick courses), \$25 sf demo & replace re-using salvaged brick = \$2,700 + MU's. Provide for required flashing, 18 lf @ \$15 = \$270 + MU's.		●					●	●			\$7,504
BUILDING INTERIOR																	
Interior Signage																	
Materials	Paper	Provide ADA-compliant signage throughout	0	OB	S	(40) sigs @ \$75 = \$3,000 + MU's			●	●							\$5,628
General Purpose Classrooms																	
Casework	Wood with solid surface along windows	Replace with new casework assembly to include base cabinets, upper cabinets and ADA compliant sink	1	END	S	(14) rooms at 20 LF each = 280 lf demo & base w/solid surface top @ \$310 = \$86,780 + MU's; 280 lf wall cab w.demo @ \$125 =\$35,000 + MU's; 14 sinks w/de,o @ \$1,500 re=use exist rough = \$21,000 + MU's = = = TOTALS \$142,780 + MU's				●							\$267,854
Door Hardware	Hardware appears to have been recently replaced and is in good condition	Replace storage closet door hardware with ADA-compliant hardware	2	ESL	S	(14) doors @\$500 w/some door leaf modifications to accept hardware = \$7,000 + MU's				●							\$13,132
Art and Music Classrooms																	
Sinks (ADA compliance)	(1) non-ADA sink	Provide new accessible stainless steel sink	1	OB	S	(1) sink \$2,250 including new rough-in + MU's				●							\$4,226
Door Hardware	Hardware appears to have been recently replaced and is in good condition	Replace storage closet door hardware with ADA-compliant hardware	2	ESL	S	(1) door \$500 includes wood leaf modification to accept hardware + MU's				●							\$941
Library / Media Center																	
Door Hardware	Hardware appears to have been recently replaced and is in good condition	Replace storage closet door hardware with ADA-compliant hardware	2	ESL	S	(1) door \$500 includes wood leaf modification to accept hardware + MU's				●							\$941
Teacher Workroom and Staff Areas																	
Sinks (ADA compliance)	Stainless steel sink, non-ADA compliant	Provide ADA compliant sink in cabinet with knee space	2	ESL	S	(1) sink and cabinet unit, assume 5' with solid surface top = \$310 lf w/demo = \$1,550 + MU's cabinet & \$1,500 sink w/demo & re-sue rough + MU's = TOTALS \$3,050 + MU's				●							\$5,728
Nurse and Health																	
Sinks (ADA compliance)	Wall hung ceramic sink, non-ADA	Replace sink with ADA compliant sink	1	OB	S	(1) sink \$1,500 w/demo 7 re-use existing carrier or wall hanger + MU's				●							\$2,817

PRESUMPCOT ELEMENTARY SCHOOL
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Toilet room	in-suite toilet room equipped with toilet fixture only and is non ADA compliant	Gut renovate toilet room to include new fixtures, accessories and finishes	1	OB	S	75 SF, allow \$12,000 demo & reframe w/new finishes floor & ceiling & WC re-use rough & LAV new rough + MU's				●						\$22,512
Staff Toilets																
Accessories	No grab bars	Provide ADA compliant grab bars	-	OB	S	(1) location \$500 includes new block & wall patch + MU's				●						\$941
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Non compliant, no clearances	Gut renovate toilet room to include new fixtures, accessories and finishes	1	OB	S	75 SF, allow \$12,000 demo & reframe w/new finishes floor & ceiling & WC re-use rough & LAV new rough + MU's				●						\$22,512
FIRE PROTECTION																
Fire Service	None	Install NFPA 13 complete coverage system			S	25,125 sf @ \$3 + \$12,000 new building entry & backflow & \$20,000 allow water line upgrade + \$25,000 ACT ceiling work = \$132,725 + MU's		●	●							\$248,995
ELECTRICAL																
Life Safety																
Fire Alarm	1980's vintage FCI conventional zoned control panel. Occupant notification generally does not comply with current standards.	Update to fully addressable system.	1	OB	S	Carry complete new system for 25,394 sf \$1.75 sf w/demo + MU's		●	●							\$83,372
SECURITY																
Intrusion Alarm System	2009 vintage GE security alarm control panel. Motion detectors are located in classrooms and corridors.	Provide a security alarm control panel that is integrated with the district-wide network.	2	ESL	S	suggest \$20,000 allowance + MU's Include (30) motion detectors	●									\$55,345
Security Camera System	Building is reportedly wired for cameras but the cameras are not yet installed.	Provide web-based security camera system with DVR	N/A	N/A	S	Assume (16) cameras	●									\$45,965
Total Years 1 - 5																\$888,701

PRESUMPCOT ELEMENTARY SCHOOL
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Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations																
SITE																
Parking																
General Layout Description	Pavement poor	Recommend rerouting parking and bus drop off. All pavement and sidewalks to be repaved.	1	END	L	Overlay: 56,800 s.f.@\$1.25 Striping: 2000lf@\$0.50							●			\$18,931
Fencing																
Locations & Materials	North face, chain link, solid but dated/rusty, gap at north side	Repair damaged sections	2	ESL	L	100lf @\$30							●			\$7,012
PORTABLE / MODULAR BUILDINGS																
Portable classrooms	(3) residential grade portable classroom units. Unit has own designated services to the unit. Unit is in poor condition: deteriorating vinyl siding and plywood skirt, non-code compliant handrails at ramp and connecting deck between units, non-code compliant door hardware	Recommend removing portable classrooms.	1	OB	L	(3) 30'x50' modulars, removal assumed only when building additions designed & constructed in future Provide price for removal now and to seed 6,000 SF						●	●			\$35,059
MECHANICAL																
Heating Plant	(1) Hurst CI steam boiler, 2,500 MBH, 2012mfg.	Consider converting steam heating to hydronic via HX and pumps.	2	END	L	Provide (2) Condensing Boilers 700MBH ea. Plus appurtenances \$25,000 ea + MU's						●	●			\$170,830
Air Handling Unit Systems	(1) H & V located in roof mezzanine serves Multipurpose/gym room.	Beyond service life--still operational. Install new HW H&V unit at time of steam to hydronic conversion	2	END	L	Replace AHU w/ERU module 6,000 cfm \$6 cfm w/demo + MU's . Ductwork modifications \$10/SF w/demo + MU's sf area unknown						●	●			\$139,770
Terminal Unit Systems	Steam unit vents are vintage 1960s Aged units still functioning-space relief air via vintage ductwork and gravity vents roof top.	Replace with new ERU HW ventilation ducted system at time of steam to hydronic conversion.	2	END	L	(2) 2,500 cfm rooftop ERUs, \$/SF for ductwork, (600 ft) fintube, (6) CUHs + MU's						●	●			\$621,200
Exhaust Systems	Rooftop exhausters for toliets/miscl. Gravity relief vents work with unit vents OA	Replace exhaust via ERU above at time of steam to hydronic conversion	2	END	L	Exhaust replaced with ERU estimated in above.						●	●			\$0
Piping System	Steam piping is original vintage. Appears to be functioning with minimal leaks--however aged.	Replace with new sched 40 steel piping at time of steam to hydronic conversion.	2	END	L	\$/SF @ 25K SF + MU's						●	●			\$760,970
Automatic Temperature Controls	Mostly pneumatics, some DDC electric	System is at end of service life. Replace with new DDC electric at time of steam to hydronic conversion.	2	END	L	25,125 bldg sf suggest \$3 sf new controls budget = \$75,375 + MU's						●	●			\$176,172
ELECTRICAL																

PRESUMPCOT ELEMENTARY SCHOOL
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Service	Underground primary to utility padmount transformer. The transformer is closer to the building than current Central Maine Power Co. standards allow and the concrete transformer pad is smaller than CMP's current design standard. The school has had repeated issues with squirrels shorting the overhead utility primary, resulting in power outages due to blown utility cutouts.	Further investigation by utility company is required to determine cause of shorts due to squirrel activity. Update service entrance to current CMP standards as part of any planned renovation.	2	OB	L	Carry \$40,000 + MU's for new padmount XFMR, metering, utility construction charges, and primary conduits for complete new service entrance						●	●			\$93,491
Wiring	Building wire in underground conduit. The feeder appears to be 1962 vintage and has exceeded its anticipated useful life	Update service entrance as part of any planned renovation.	2	OB	L	Carry complete new service entrance						●	●			\$51,420
Equipment	1962 vintage Bulldog Electric Switchboard. The switchboard has exceeded its anticipated useful life.	Perform infrared scan to assess condition of terminations and contacts. Replace switchboard as part of any planned facility renovations	2	OB	L	Carry complete switchboard replacement						●	●			\$62,814
Distribution System																
Panels	Panels are a mix of early 1960's vintage ITE panelboard and residential/light commercial grade load centers, which are locate in the boiler room and a in a corridor.	replace throughout	1	OB	L	Carry complete power distribution system replacement for 25,394 sf						●	●			\$159,169
Wiring	Mostly building wiring in conduit that has exceeded its anticipated useful life. The loadcenter that is located in a corridor and supplies the modular classrooms is wired using type SE service entrance cable.	Update distribution system wiring throughout as part of any planned renovations.	2	END	L	Carry complete distribution wiring system replacement for 25,394 sf						●	●			\$70,585
Site Lighting (type & material)	Utility-owned pole mounted flood lights. Some areas are not illuminated to levels recommended by IES.	Provide full cut-off LED pole mounted fixtures to provide illumination as recommended by IES.	2	ESL	L	Carry (7) LED pole lights						●	●			\$97,839
Interior Lighting																
Classrooms	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	END	L	Carry complete interior lighting replacement for 25,394 sf						●	●	●		\$504,495
Offices	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	ESL	L							●	●	●		
Corridors	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●	●		
Toilets	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●	●		
Mech/Storage	fluorescent strips with T8 lamps	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●	●		
Gym	T8 fluorescent high bays	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●	●		
Data System (& Service)	The MDF is a wall mounted enclosed cabinet located in a shared space. There is an abandoned exposed patch panel in classroom that was once a computer lab.	Remove abandoned Cat. 5 infrastructure and cabling. Provide dedicated equipment spaces to house MDF and IDF's.	2	ESL	L	suggest \$40,000 allowance for new dedicated areas & panel relocation & switchovers + MU's						●	●			\$93,491

Capital Plan Detailed Scope of Work

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Total Years 6 - 10	\$3,063,247
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PRESUMPCOT ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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Category	Description and General Comments	Recommended Action	See Legend			Quantity Info	Evaluation Criteria										* Opinion of Probable Cost
			Cond. Level	Life Cycle	Action Priority		Security	Health & Safety	Code Compliance	ADA/ Accessibility	Sustain - Ability	Extending Bldg. Life	Operation & Maintenance	Impact on Learn. Env.	Aesthetics & Appearance		
Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations																	
Site																	
Service Area																	
Trash & Recycling Containers (# & Size), Trash Compactor (size)	1- 10 yd. solid, no screening	Add screening.	2	ESL	L	10' x 15' exclusive screened area w/8" concrete on 12" gravel & gate & bollards, \$5,750 + MU's									●	\$16,752	
Building Interior																	
General Notes																	
Wall Finish Materials	Painted CMU and GWB	Recommend budgeting for repainting all interior walls towards the end of the 20-year plan period	2	END	L	Base on 25,395 SF of floor area @ \$2 sf including doors & interior trims = \$50,790 + MU's						●	●			\$147,950	
Floor Finish Materials	VCT Flooring	Recommend replacement of all VCT floor with non-wax quartz flooring	2	END	L	22,000 SF VCT removal, and replacement with quartz tile @ \$3.75 + \$0.50 base replaced ave + \$1.50 demo & prep = \$104,500 + MU's.						●	●			\$304,406	
General Purpose Classrooms																	
Visual Display Surfaces	Original tach boards and chalkboards with markerboard overlays installed at a later date	Replace with new tackboards and markerboards	1	OB	L	(20) 16' markerboards (20) 8' markerboards, totals 1,920 sf markerboard w/demo @ \$25 = \$48,000 + MU's; (40) 8' tackboards = 1,280 sf tackboard w/dcemo @ \$20 = \$25,600 + MU's						●	●	●		\$214,395	
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer door with half glazing	Doors are very worn - replace all doors	1	END	L	(30) doors, re-use frames, \$750 per leaf & 1/2 glazed w/cemo & re-use hardware & reinstall door leaf = \$22,500 + MU's						●	●			\$65,546	
Art and Music Classrooms																	
Casework	Wood with plastic laminate counter tops	Worn and obsolete - recommend replacement	1	OB	L	20 LF base and wall cabinets \$275 base w/plam top & demo + \$125 wall w/demo = \$8,000 + MU's						●	●	●		\$23,303	
Visual Display Surfaces	tack board only	Provide new markerboards and tackboards	1	OB	L	16' markerboard 64 sf @ \$25 w/demo = \$1,600 + MU's; (2) 8' tackboards 64 sf @ \$20 w/demo = \$1,280 + MU's						●	●	●		\$3,736	
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer door with half glazing	Doors are very worn - replace all doors	1	END	L	(30) doors, re-use frames, \$750 per leaf & 1/2 glazed w/cemo & re-use hardware & reinstall door leaf = \$22,500 + MU's						●	●			\$65,546	
Library / Media Center																	
Floor & Base Finish Materials	Broadloom carpet (stained) and rubber base	Replace carpet with carpet tiles	1	END	L	840 SF @ \$6 w/demo & new base = \$5,050 + MU's						●	●			\$14,719	
Shelves	Full height wood shelving - worn out	Provide new wood veneer full height shelving	1	OB	L	65 LF @ \$150 lf w/demo = \$9,750 + MU's						●	●			\$28,403	
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer door with half glazing	Doors are very worn - replace all doors	1	END	L	(2) doors, re-use frames, \$750 per leaf & 1/2 glazed w/cemo & re-use hardware & reinstall door leaf = \$1,500 + MU's						●	●			\$4,374	
Gymnasium / Cafeteria																	

PRESUMPCOT ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer doors	Doors are very worn - replace all doors	1	END	L	(1) single door & (2) pair doors = 5 leaves total, re-use frames, \$750 per leaf & 1/2 glazed w/cemo & re-use hardware & reinstall door leaf = \$3,750 + MU's						●	●			\$10,926
Door Hardware	Original and in poor condition	Replace door hardware	1	OB	L	(3) single doors (2) pairs doors; 7 total hardware sets @ \$500 includes wood leaf modification to accept hardware = \$3,500 + MU's						●	●			\$10,200
Teacher Workroom and Staff Areas																
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer doors	Doors are very worn - replace all doors	1	END	L	(1) door, re-use frames, \$750 per leaf & 1/2 glazed w/cemo & re-use hardware & reinstall door leaf = \$750 + MU's						●	●			\$2,187
Door Hardware	Original and in poor condition	Replace door hardware	1	OB	L	(1) set \$500 includes leaf modification + MU's						●	●			\$1,461
Nurse and Health																
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer door - worn	Replace door	1	END	L	(1) door, re-use frames, \$750 per leaf & 1/2 glazed w/cemo & re-use hardware & reinstall door leaf = \$750 + MU's						●	●			\$2,187
Administration Office Area																
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer door - worn	Replace door	1	END	L	(1) door, re-use frames, \$750 per leaf & 1/2 glazed w/cemo & re-use hardware & reinstall door leaf = \$750 + MU's						●	●			\$2,187
Student Toilet Rooms																
Floor & Base Finish Materials	Ceramic tile floor and base - fair condition	Replace floor tile and base	2	END	L	600 SF \$15 sf w/demo & new tile & tile base = \$9,000 + MU's						●	●			\$26,216
Wall Finish Materials	Ceramic tile to 6-ft and painted CMU - fair condition	Replace wall tile	2	END	L	875 SF \$17.50 sf w/demo & new backer board & tile = \$15,315 + MU's						●	●			\$44,613
Toilet Partitions	Painted metal compartments, corrosion throughout	Replace with solid plastic toilet compartments	2	END	L	(10) stalls @ \$1,250 w/demo = \$12,500 + MU's						●	●			\$36,416
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer door - worn	Replace door	1	END	L	(2) doors, re-use frames, \$750 per leaf & 1/2 glazed w/cemo & re-use hardware & reinstall door leaf = \$1,500 + MU's						●	●			\$4,374
Door Hardware	Compliant, but worn	Replace door hardware	1	END	L	(2) openings @ \$500 includes wood leaf modification = \$1,000 + MU's						●	●			\$2,913
Staff Toilets																
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer door - worn	Replace door	1	END	L	(1) door @ \$500 includes wood leaf modification = \$750 + MU's						●	●			\$2,187
Mechanical and Service Spaces																

PRESUMPCOT ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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			SEE LEGEND			EVALUATION CRITERIA										* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Floor & Base Finish Materials	Concrete, no base - stained, some cracking	Reseal floor	2	ESL	L	750 SF @ \$2 includes light shotblast & reseal = \$1,500 + MU's						●	●			\$4,374
FOOD SERVICE																
Ceiling Finish Materials	2x4 ACT	Recommend replacing with washable ACT	1	OB	L	270 SF assumes grid replacement also @ \$4.50 w/demo & replace = \$1,215 + MU's						●	●			\$3,542
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer doors	Doors are very worn - replace all doors	1	END	L	(2) doors, re-use frames, \$750 per leaf & 1/2 glazed w/cemo & re-use hardware & reinstall door leaf = \$1,500 + MU's						●	●			\$4,374
Door Hardware	Original and in poor condition	Replace door hardware	1	OB	L	(2) doors \$500 each includes leaf modification = \$1,000 + MU's						●	●			\$2,913
Total Years 11 - 15																\$1,050,202

PRESUMPCOT ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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Category	Description and General Comments	Recommended Action	See Legend			Quantity Info	Evaluation Criteria										* Opinion of Probable Cost
			Cond. Level	Life Cycle	Action Priority		Security	Health & Safety	Code Compliance	ADA/ Accessibility	Sustain - Ability	Extending Bldg. Life	Operation & Maintenance	Impact on Learn. Env.	Aesthetics & Appearance		
Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations																	
Structural																	
Roof Construction	C. Handfuls of locations have large openings in the tectum planks and/or missing planks.	Currently covered by plywood. Repair with replacement tectum planks.	2	END	L	3 locations observed. Survey for others. 120 SF							●	●			\$11,737
Roof Construction	D. one area of the roof membrane appears to be delaminated and lifted	No structural repair needed.	2	ESL	L	area to the north east of the higher gym roof) – reported by custodian and observed. Allow \$500 + MU's for roof service call & repair							●	●			\$1,635
Exterior Wall Construction	A. Light rust at lintels above mechanical openings and doors– paint the lintel to avoid further rusting	Paint lintels with protective coating to avoid further rust.	2	ESL	L	12-18 locations SAY 4' lintel average length = 72 total lf maximum @ \$20 lf = \$1,440 + MU's							●	●			\$4,699
Exterior Wall Construction	B. Minor brick and mortar deflects: holes and spalls (one location exposing rebar)	Repair brick and mortar. At location of exposed rebar, coat with protective coating and patch mortar.	2	ESL	L	3 locations, allow \$500 per location = \$1,500 + MU's							●	●			\$4,894
Building Exterior																	
Sealants & Expansion Joints																	
Window / Door Perimeter Sealant	Type not know; appears to have been recently installed	Recommend budget for sealant replacement towards to the end of the 20-year plan period	3	ESL	L	1,500 LF @ \$3.50 lf rout & reseal = \$5,250 + MU's							●	●			\$17,118
Roof Assembly & Flashing																	
Material, Type, Color	Black EPDM	Recommend replacement of roof at end of service life towards end of 20-year plan period	3	ESL	L	25,395 SF @ \$12 for demo-new epdm-R38 rigid-prot bd-new perimeter blocking & trims-flashing =\$304,740 + MU's							●	●			\$993,174
Skylights																	
Glazing Type	Plastic - one is patched and should be replaces	Replace plastic glazing on one skylight	2	ELS	L	(1) 2'x2' skylight dome, assume outer layer only @ \$50 = \$200 + MU's							●	●			\$660

Total Years 16 -20	\$1,033,918
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REICHE ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Year 0 (Fiscal Year 2017) - Immediate Recommendations																
STRUCTURAL																
Additional Observations	Existing entry ramp on Brackett St. side found to be in poor condition; cracked, spalling, exposed rusted reinforcing; spalling at support compromises safety.	New elevator installation was in progress at time of visit. Remove ramp once accessible entrance can be established; alternately replace ramp	0	OB	I	Demolish ramp; provide 28-LF of galvanized guardrail with 4" spaced pickets at 2nd floor level, assume 100 SF of grading and asphalt paving		●								\$33,675
BUILDING INTERIOR																
Main Entrance																
Ceiling Finish Materials	Exposed concrete waffle slab, some spalling observed	Remove loose concrete and repair	2	ESL	I	20 SF \$7.50 sf = \$150 + MU's		●				●	●			\$230
															Total Year 0	\$33,905

REICHE ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations																
SITE																
Building Entrances																
Connection to accessible route and accessibility	Observed staff proposing open loading door and smoking in vehicle on school premises. Steep grades sloping towards school entrance, not ADA compliant.	Grading adjustment needed at front entrance.	2	ESL	S	2700 s.f. @\$15	●			●						\$75,977
Parking																
Number of Spaces (Regular & ADA)	No ADA parking in Brackett Street lot. 4 ADA in community/pool lot.	At least one ADA space is needed in the faculty parking lot.	2	ESL	S	1 sign@\$125 120LF striping @\$1.00				●						\$459
Vehicular & Pedestrian Circulation																
Observed Circulation Patterns	Observed recess at 8:30, traffic all around.	Install flashing pedestrian beacons.	2	ESL	S	2 each @\$10,000		●								\$37,520
Curb Cuts & Detectable Warning Strips	Need panels at Clark Street crossing				S	2 ea, 40sf@\$60		●		●						\$9,005
DOT School Zone Markings/Signage at Street	No crossing sign at Clark.	Install crossing sign and bollard.	2	ESL	S	2ea @\$125		●								\$469
Fire Department Access																
Locations	front and back along streets only.	Increase width of sidewalks to be used as fire lanes.	2	ESL	S	420 s.f. @\$4		●								\$3,151
Plantings, Trees and Shrubs																
Locations, Types and Densities	Mulch barrier introduces trip hazard.		1	END	S	130lf@\$1		●								\$243
STRUCTURAL																
Exterior Wall Construction	C. Deflected lintel at loading dock, brick cracking above. Condition should be repaired	Replace lintel, and repair or rebuild brick veneer; repair backup as required.	1	END	S	Estimated area 60 SF Brick 20 LF Lintel 120# lintel 2 galv = \$240 lintel mtl + 20 mason hours \$45 = \$900 = 60 sf brick \$25 demo-replace = \$1,500 + 20 lf flash \$15 = \$300 = = = TOTALS \$2,940 + MU's		●				●	●			\$5,516
BUILDING INTERIOR																
General Notes																
Doors and hardware	Generally all doors are worn and hardware is typically non code and ADA compliant. Significant number of doors are not an accessible width of 30-inches	Recommend replacement of all interior doors and hardware with new hollow metal doors and stainless steel hardware	2	END	S	(92) single leaf openings (19) double leaf openings 130 total leaves \$1,550 w/de,o-replace-new hdwr = \$201,500 + MU's				●		●	●			\$378,014
Accessibility	With the exception of one interior ramp, the main level of the first floor is non-accessible due to the split level configuration of the first floor.	Although a new elevator currently under construction will improve accessibility to the second floor, in the long term it is recommended to raise the lower portion of the first floor level so make all one consistent elevation	-	-	S	Assume 12,000 of 4" concrete slab on deck on 3-ft height of LGMF. Include 12,000 SF of carpet tile; include \$100k to adjust main entrance storefront to higher entry grade elevation, include regrading and fill to raise 1600 SF of exterior to new entry grade elevation				●		●	●			\$660,346
Interior Signage																

REICHE ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Materials	Paper signage throughout	Provide plastic code compliant signage throughout	1	OB	S	Assume 100 Signs @ \$75 = \$7,500 + MU's			●	●						\$14,073
Stairs and Exits																
Guardrails (height, sphere)	Non-compliant	Replace handrails with painted metal handrails and guardrails	1	OB	S	2 stairs at 2 stories each, assumes 15 lf wall single line rail & 15' central guard rail section per stair x 2 stairs = 30 lf wall rail \$35 = \$1,050 + 30' center guard rail \$125 = \$4,500 = \$5,550 + MU's			●	●						\$10,415
Other	(3) communicating stairs at media center and cafeteria are not code compliant (non-compliant risers, treads, handrails)	Replace (3) 2-story stairs	1	OB	S	(3) 2-story stairs @ \$15,000 ea demo-replace = \$45,000 + MU's			●	●						\$84,419
Locker Rooms																
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Clearances are good. ADA shower stalls are missing benches and shower heads are not ADA compliant	At ADA shower stalls, provide ADA folding bench seats and new compliant shower heads and controls	2	OB	S	(4) ADA shower stalls \$1,250 for seat-shower head-control valve re-use exist rough = \$5,000 + MU's				●						\$9,380
Locker Area Toilet Rooms																
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Clearances are OK, but no ADA toilet compartments in Men's and Women's locker rooms.	Recommend installing new ADA sized toilet compartment partition and grab bars	1	OB	S	(2) ADA toilet compartments w/grab bars \$1,750 set = \$3,500 + MU's				●						\$6,569
Cafeteria																
General	The entirety of the Cafeteria is not accessible from the main lobby	Due to space constraints, a compliant ramp is most likely not feasibility. Recommend installing a lift	-	-	S	(1) Lift, rise of 3-feet \$30,000 w/closure + MU's				●						\$56,279
Student Toilet Rooms																
Accessories	No grab bars (no ADA toilet stall)	Provide a set of ADA grab bars in each student toilet room	1	OB	S	(4) locations \$250 ea = \$1,000 + MU's				●						\$1,876
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Student toilet rooms do not have ADA compliant toilet stalls	Recommend converting 2 stalls in each toilet room into 1 ADA stall - at each location, remove 1 toilet, provide solid plastic partition ADA toilet compartment partitions and grab bars noted above	1	OB	S	(4) locations combine 4 into 2 ADA systems \$2,500 for partition-demo WC-patch floor-new grab bars = \$10,000 + MU's				●						\$18,760
Staff Toilets																
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Rooms are non-ADA compliant - no clearances and lacking grab bars	Recommend gut renovation of all staff toilets to make fully accessible	1	OB	S	4 locations \$10,000 per room for 2 new walls-demo-WC-LAC accessories-flooring-ceiling = \$40,000 + MU;s				●						\$75,039
FIRE PROTECTION																
Type of Sprinkler System	Deluge system at open resource area only.	Install new NFPA 13 complete coverage sprinkler system.	3	ESL	S	90,795 gsf @ \$3.50 + \$12,000 bldg entry-backflow + \$20,000 water line upgrade allowance; fire pump & storage tank excluded = \$349,785 + MU's		●	●							\$656,195
ELECTRICAL																

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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			SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Life Safety																
Fire Alarm	Early 1990's vintage conventional zoned FCI control panel that has reached the end of its anticipated useful life. Occupant notification and pull station placement do not comply with current code or ADA in many areas. A sprinkler valve in the boiler room has no tamper switch.	Update to fully addressable system.	1	OB	S	Carry complete new system for 88,481 sf		●	●							\$207,542
SECURITY																
Security Camera System	None	Provide web-based security camera system with DVR	-	-	S	Assume 32 cameras	●									\$35,899
Total Years 1 - 5																\$2,347,145

REICHE ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA										* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations																	
																	\$0
SITE																	
Vehicular & Pedestrian Circulation																	
Walkway Materials	Bituminous - Good. Brick sidewalks on Brackett in fair condition. Concrete - Poor	Replace concrete sidewalks and ramps.	2	END	L	65sf @\$12								●			\$1,823
Fencing																	
Locations & Materials	Decorative fence around site, some repairs needed.	Repair fence as needed.	2	ESL	L	20lf@\$70								●			\$3,272
STRUCTURAL																	
Foundation	B. Some small areas of exposed reinforcing at foundation.	Clean reinforcing, square off area and install repair mortar	3	END	L	Assume 100 SF \$20 sf + MU's							●	●			\$4,675
Roof Construction	A. Roof snow load does not meet current code; high low roof conditions susceptible to drifted snow not included in original design.	Roof is technically grandfathered; recommend reinforcing high low roof conditions for drift. Shoveling of drifts recommended in the interim.	3	ESL	L	Low roof areas within 15 feet of high low roof conditions recommended to be reinforced. Scope unclear, areas unknown Assume 4100 SF							●	●			\$23,963
Exterior Wall Construction	A. Exterior bricks overhang foundation with support by cantilevered brick header course. Condition is susceptible to snow and ice problems; corner support condition is poor and base corner bricks are spalled or missing in many conditions	Supplement support recommended at corner brick conditions.	2	END	L	At 29 locations: provide 4 LF of galvanized 2x5 steel angle anchored into foundation wall \$150 per location + MU's							●	●			\$10,172
Exterior Wall Construction	B. CMU Stair walls have a horizontal crack one course down from waffle slab roof, likely a result of rotational restraint of roof to wall connection.	Rout and repoint	2	ESL	L	20 LF each stair 2 stairs assumed 40 total lf cracks 450 stich = \$2,000 + MU's							●	●			\$4,675
PLUMBING																	
Hot Water System	(1) Heater/tank (± 500 gal) original vintage (1972), Asbestos insulation	Beyond service life. Install new indirect water heater to match current DHOW demand.	2	END	L	(1) 500 gal indirect WH storage + MU's							●	●			\$62,120
Domestice distribution system	Copper piping lead solder	Copper distribution system beyond the expected service life of 30 years. Replace with new system.	2	END	L	\$/SF @ 89K SF + MU's							●	●			\$2,562,450
Sanitary Waste and Vent System	Cast iron and PVC -- most vintage	Beyond service life--replace system	2	END	L	\$/SF @ 75K SF + MU's							●	●			\$1,048,275
Storm Drain System	Cast iron and PVC -- most vintage	Beyond service life--replace system	2	END	L	\$/SF @75K SF + MU's							●	●			\$512,490
Natatorium Systems	Boiler heating water to pool watrer via HX (vintage)		2	END	L	Replace HX in kind w/appurtenances + MU's							●	●			\$46,590
MECHANICAL																	

LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Heating Plant	(2) KN 30 condensing boilers, 2,800 MBH output, est. mfg. (2011), heating hot water, reset mixing valve.	Expected service life of 25 years, replace in 20 years.	3	ESL	L	(2) 2,800MBH boilers in kind + MU's						●	●			\$372,720
Air Conditioning (Yes/No/Limited)	Limited (split ductless systems) & packaged system for current community second floor.	Replace in kind or other if modified zoning, unit is nearing expected service life of 15 years.	2	END	L	Figure 5 ton units +MU's						●	●			\$38,825
Air Handling Unit Systems	Roof top H&Vs, (1970s vintage). (3) original units, (1) demolished recently. Serves open resource area. (1) 2nd floor community/band side of building.	Poor or failed condition--replace with new H&V units with ERU for ventilation	1	END	S	(3) H & V units w/ERU at 5,000 cfm ea. Add \$/SF for ductwork modifications + MU's						●	●			\$698,850
Air Handling Unit Systems	Indoor ducted H&Vs (1970s vintage) serve areas like the GYM & stage. Pool is served by H&V.	All units are beyond the useful service life. Replace with new H&Vs with ERUs for ventil. Replace pool H & V with dehumidication unit.	1	END	S	(4) 4,000 cfm AHUs H&V w/ERU, \$/SF duct modifications, + MU's						●	●			\$900,740
Pumps	Upgraded/replaced 2012, no VFDs.	Expected service life of 25 years, replace in 20 years w/VFDs	3	ESL	L	(2) 150 gpm pumps s/VFDs. + MU's						●	●			\$54,355
Terminal Unit Systems	Floor mount Unit Vents with OA and pressure relief via GRV or exhaust fans. Many Uvs appear to have been upgraded from original--but are aged.	Convert to fin tube heat and new ERUs ducted ventilation system only.	2	END	L	\$/SF @ 40K SF + MU's						●	●			\$465,900
Terminal Unit Systems	CUHs, some are vintage and some are newer due to small renovation projects over the years.	Replace vintage CUHs with new units.	2	END	L	(10) CUHs + MU's						●	●			\$58,238
Exhaust Systems	Exhaust fans are mostly vintage.	Replace in kind or rework with new ERU ventilation projects	2	END	S	Costs absorbed in ERU AHU systems.						●	●			\$0
Piping System	Piping is aged but appears fair to good condition. Pipe insulation is poor or removed at many locations thru the building.	Hydronic piping system is beyond its useful service life; replace w/insulation	2	ESL	S	\$/SF @ 88K SF + MU's						●	●			\$2,717,750
Automatic Temperature Controls	Mostly vintage pneumatics with some DDC electric upgrades.	Replace pneumatics with DDC electric BAS.	2	END	S	Upgrade DDC system \$/SF + MU's						●	●			\$621,200
Natatorium Systems	H & V units with direct rooftop exhaust (vintage 1970s)	Replace with new dehumidification system with fresh air.	2	END	I or S	(1) 9,000 cfm dehumid.						●	●			\$295,070
ELECTRICAL																
Wiring	(1) 5" primary underground conduit. Current CMP standards require (3) 5" primary conduits for new installations. Service entrance conductors are likely original to the building an, if so, are at the end of their anticipated useful life.	Update secondary service. Update underground primary to current CMP standards in conjunction with secondary service update	2	END	L	Carry Complete service entrance replacement for 88,481 sf						●	●			\$180,614
Equipment	Early 1970's vintage GE switchboard. The switchboard has exceeded its anticipated useful life.	Replace switchboard.	2	END	L	Carry replacing existing switchboard with 1600A 480/277V switchboard						●	●			\$179,216
Distribution System																
Panels	Panels and dry-type distribution transformers in most of the building are early 1970's vintage GE panelboards that have exceeded their anticipated useful life. A 30-kVA transformer and panelboard were added in the boiler room in 2010, and a small addition currently in progress includes new panels and distribution transformers to serve the addition.	Replace 1970's vintage equipment throughout.	2	END	L	Carry complete power distribution system replacement for 88,481 sf						●	●			\$554,576

REICHE ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Wiring	Building wiring in conduit that has exceeded its anticipated useful life.	Update distribution system wiring throughout in conjunction with distribution system equipment updates.	2	END	L	Carry complete distribution wiring system replacement for 88,481 sf						●	●			\$245,995
Branch Circuits	Some Branch-circuit wiring in crawlspaces is type NM nonmetallic sheathed cable (romex), which would not be permitted by current code for new type I, II, or III construction. Other wiring in the crawlspaces is building wire in conduit. Conduits and cable trays in the crawlspaces are in poor condition due to moisture. Extension cords are in use in many areas due to a lack of appropriately located receptacles. Floor mounted outlets have been disabled and abandoned due to failures.	Update branch-circuit wiring throughout as part of any planned renovations to the facility. Add receptacles and associated branch circuits to eliminate the need for extension cords. Power distribution updates recommended above need to be performed in order to facilitate this work.	2	END	L	Carry complete new branch-circuit wiring system for 88,481 sf						●	●			\$425,988
Site Lighting (type & material)	Utility-owned pole mounted flood fixtures. Some outdoor areas are not illuminated to levels recommended by IES,	Provide full-cutoff LED fixtures to provide outdoor illumination levels as recommended by IES.	2	ESL	L	Carry (3) 20' high LED pole lights						●	●			\$41,931
Exterior Building Lighting	Mixture LED wall packs and HID wall packs.	Replace HID units with LED as they fail	2	END	L	Carry replacing 22 LED wall packs						●	●			\$30,749
Interior Lighting																
Classrooms	Fluorescent surface and recessed lens troffers utilizing T8 lamps	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	END	L	Carry complete interior lighting replacement for 88,481 sf						●	●	●		\$1,756,443
Offices	Fluorescent surface and recessed lens troffers utilizing T8 lamps	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	ESL	L							●	●	●		
Corridors	Various fluorescent fixtures utilizing T8 lamps.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●	●		
Toilets	Fluorescent wraparound fixtures with integral occupancy sensors and utilizing T8 lamps	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●	●		
Mech/Storage	fluorescent strips with T8 lamps in some areas. Boiler room lighting is incandescent.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●	●		
Assembly	Performance lighting consists of (4) 750W incandescent fixtures controlled by dimmers.	Update performance lighting and controls	2	OB	L							●	●	●		
Gym	T8 fluorescent high bays	Update lighting to LED as part of any planned facility renovations.	2	ESL	L						●	●	●			
Data System (& Service)	Overhead fiber optic entrance terminates within an enclosure in a classroom. IDF equipment on second floor is located in an open wall mounted rack that is in a room shared with other program functions. Unused Cat 5 infrastructure is abandoned in place at the second floor IDF and other areas.	Remove old infrastructure that is no longer in use. Provide enclosed cabinets to house infrastructure in shared-use areas.	2	ESL	L	Carry \$10,000 + MU's						●	●			\$23,373
Total Years 6 - 10																
\$13,943,037																

REICHE ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

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0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations																
BUILDING INTERIOR																
General Notes																
Wall Finish Materials	Painted GWB and Concrete	Recommend budgeting for repainting all interior walls towards the end of the 20-year plan period	-	-	L	Base on 91,828 GSF \$ sf floor area =\$183,660 + MU's						●	●			\$534,992
Stairs and Exits																
Floor & Base Finish Materials	VCT, no base - VCT is failing	Replace all flooring at stairs with new rubber flooring and stair treads/risers	1	OB	L	400 SF assumes 600 total sf including risers @ \$25 = \$15,000 + MU's						●	●			\$43,694
Kindergarten Classrooms																
Floor & Base Finish Materials	Broadloom carpet - stained and worn	Replace carpet with carpet tiles	2	END	L	42,000 SF \$6 demo-replace = \$252,000 + MU's						●	●			\$734,058
Casework and Cubbies	Painted wood with Formica countertops	Replace with new plastic laminate casework and counters with new stainless steel sinks	1	OB	L	(30) units at 12 LF each \$275 If cabinet & top + \$1,500 sink re-use rough =\$4,800 x 30 =\$144,000 + MU's						●	●			\$419,462
General Purpose Classrooms																
Floor & Base Finish Materials	Broadloom carpet - stained and worn	Replace carpet with carpet tiles	2	END	L	42,000 SF \$6 demo-replace = \$252,000 + MU's						●	●			\$734,058
Casework	Painted wood with Formica countertops	Replace with new plastic laminate casework and counters with new stainless steel sinks	1	OB	L	(30) units at 12 LF each \$275 If cabinet & top + \$1,500 sink re-use rough =\$4,800 x 30 =\$144,000 + MU's						●	●	●		\$419,462
Art Classrooms																
Floor & Base Finish Materials	Broadloom carpet - stained and worn	Replace carpet with carpet tiles	2	END	L	42,000 SF \$6 demo-replace = \$252,000 + MU's						●	●			\$734,058
Casework	Painted wood with Formica countertops	Replace with new plastic laminate casework and counters with new stainless steel sinks	1	OB	L	(30) units at 12 LF each \$275 If cabinet & top + \$1,500 sink re-use rough =\$4,800 x 30 =\$144,000 + MU's						●	●	●		\$419,462
Technology Classroom / Computer Lab																
Floor & Base Finish Materials	Broadloom carpet - stained and worn	Replace carpet with carpet tiles	2	END	L	800 SF \$6 demo-replace = \$4,800 + MU's						●	●			\$13,984
Visual Display Surfaces	Chalkboard with applied markerboard finish	Provide new markerboard	2	OB	L	(1) 16-ft markerboard 64 sf \$30 demo-replace = \$1,920 + MU's						●	●	●		\$5,594
Performing Arts - Music Rooms																
Floor & Base Finish Materials	Broadloom carpet - stained and worn	Replace carpet with carpet tiles	2	END	L	800 SF \$6 demo-replace= \$4,800 + MU's						●	●			\$13,984
Natatorium																
Floor & Base Finish Materials	Ceramic tile pool deck and base - floor is in good condition, but base is failing	Replace ceramic tile base	3/1	ESL	L	285 LF of 4-inch ceramic wall tile base \$15 If demo-replace = \$4,275 + MU's						●	●			\$12,455

REICHE ELEMENTARY SCHOOL
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Door Material (Including Frame & Glazing)	Painted hollow metal doors and frames - corroded	Replace doors and frames with storefront entrances	1	END	L	(3) pairs of storefront entrances, no sidelites or transoms indicated, 6 total leaves \$2,500 demo-replace = \$15,000 + MU's						●	●			\$43,694
Locker Rooms																
Lockers (Material, Vented, ADA)	Painted metal lockers, corroded	Replace lockers	2	END	L	300 full height 12-inch wide lockers \$250 ea = \$75,000 + MU's						●	●			\$218,470
Cafeteria																
Floor & Base Finish Materials	Worn and stained broadloom carpet and ceramic tile	Replace carpet flooring with rubber flooring	2	END	L	3,100 SF \$1.350 demo-replace = \$41,850 + MU's						●	●			\$121,907
Ceiling Finish Materials	Mix of exposed concrete waffle slab and spline type acoustic ceiling tiles	Replace ceiling tiles with new ACT	2	END	L	1,500 SF 2 x 4 assumed \$4.50 =\$6,750 + MU's						●	●			\$19,665
Performing Arts - Stage																
Ceiling Finish Materials	Mix of exposed concrete waffle slab and spline type acoustic ceiling tiles	Replace ceiling tiles with new ACT	2	END	L	700 SF 2 x 4 assumed \$4.50 =\$3,150 + MU's						●	●			\$9,184
Administration Office Area																
Floor & Base Finish Materials	Broadloom carpet (stained and worn) and rubber base	Replace carpet with carpet tiles	1	END	L	3,700 SF \$6 demo-replace = \$22,200 + MU's						●	●			\$64,675
Staff Toilets																
Floor & Base Finish Materials	VCT flooring, ceramic tile base - both in poor condition	Replace with new VCT flooring and rubber base	1	END	L	200 SF total for 4 locations = 800 sf total \$5 demo-replace-new floor & base = \$4,000 + MU's						●	●			\$11,652
Total Years 11 - 15															\$4,574,506	

REICHE ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations																	
BUILDING EXTERIOR																	
Exterior Wall Cladding																	
Spalling, Staining, Efflorescence	Staining and Efflorescence observed on the north elevation of the Community Center	Clean brick masonry	2	ESL	L	4,700 SF \$1.50 = \$7,050 + MU's						●	●			\$22,987	
Other	It was noted that the exterior wall is not insulated	Recommend further investiagtion and study to add insulation to the interior side of the exterior wall to improve thermal performance of the envelope	-	-	L	Budget for Study					●	●	●			\$15,159	
Exterior Doors (not including Main Entry)																	
Materials	Mix of aluminum storefront entrances and painted hollow metal doors and frames	Remove corrosion from hollow metal frames and doors, prime and repaint	2	ESL	L	(8) pairs of doors and frames (4) single doors and frames = 20 total leaves w/frames \$225 ea = \$4,500 + MU's						●	●			\$14,671	
Lintels	Painted steel at Community Center in fair condition	Remove corrosion from steel lintels, prime and repaint	2	ESL	L	(8) 6-ft lintels (4) 3-ft lintels 60 lf total \$10 = \$600 + MU's						●	●			\$1,960	
Sealants & Expansion Joints																	
Window / Door Perimeter Sealant	Type unknown, but appears to have been recently installed.	Recommend budgeting for resealing towards end of plan period when sealant reaches end of expected service life	3	ESL	L	4,500 LF @ \$3.50 grout reseal = \$15,750 + MU's						●	●			\$51,333	
Building Joint Sealant	Type unknown, but generally in poor condition	Remove existing joint sealant and replace at brick and between concrete panels	2	END	L	400 LF \$5 w/backer rod = \$2,000 + MU's						●	●			\$6,518	
Flashing																	
Material	Mix of lead coated copper and aluminum flashings where top of brick and windows meet concrete spandrels and pre-cast concrete panels. Flashings are generally in poor condition with loose or missing fasteners, separating splice joints, and bent material	Remove and replace flashings along roof edge and at second floor	2	END	L	2,500 LF \$20 lf demo-replace = \$50,000 + Mu's						●	●			\$162,954	
Roof Assembly & Flashing																	
Flat or Sloped Geometry	Flat - areas of ponding observed throughout, especially in spaces between roof top duct enclosures	Replacement of entire roof membrane and pitched roof insulation	2	END	L	55,000 SF \$12 sf demo-memb-prot bd-R38-perim flash 7 trim (re-use blocking) = \$660,000 + MU's						●	●			\$2,150,991	
Decorative Items or Features																	
Types and Locations	Exterior painted metal handrails and guardrails require repainting	Remove corrosion and prime and repaint exterior handrails and guardrails	2	ESL	L	60 LF \$10 = \$600 + MU's, assumes lf given is actual rail lf count regardless of rail configuration Assume 60 LF assembly that includes top rail and mid rail						●	●			\$4,569	
															Total Years 16 -20	\$2,431,142	

RIVERTON ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
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1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	

Year 0 (Fiscal Year 2017) - Immediate Recommendations																
SITE																
Vehicular Drop-Off & Pick-Up Areas																
Car & Bus Separations		Good Separation, Parent Drop-off area needs attention (Principal noted parental confrontations at pick up area)	Signage needed at parent drop off area. Consider reconfiguring. Parking enforcement needed.	2	ESL	I	5 signs @\$125								●	\$940
															Total Year 0	\$940

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Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations																	
SITE																	
Parking																	
Number of Spaces (Regular & ADA)	ADA - 3 @ Riverton Loop (does not have stripped isle), 3 @ Community Center (no signs with aisle)	Restripe spaces at front loop. Install/replace signs such that each ADA space is signed.			S	3 signs @\$125 150LF @ \$1				●			●			\$985	
Vehicular & Pedestrian Circulation																	
Curb Cuts & Detectable Warning Strips	None	Install detectible warning panels. Curb cut needed at bus loop.	0	OB	S	2 ea-40sf@\$60				●						\$9,005	
Pedestrian Ramp Location & Materials	Bus loop not ADA compliant, poor at drop off, Poor ADA access to Basketball court and lower baseball diamond	Ramp needed at bus loop. Improve sidewalk and reduce grades for ADA access to athletic fields.	0	OB	S	1 ramp. 20s.f.@\$60				●						\$2,251	
Service Area																	
Loading Dock or Leveler	Dock route goes through parking, evidence of children's play area on access route pavement (hopscotch etc.)	Further investigation: Reroute loading access around opposite side of school from playground or restrict child access within loading access drive. Adjust delivery schedule outside school hours	2	ESL	S	Budget for study		●								\$8,726	
Site Topography																	
Characteristics	Play areas level, landscaping hills throughout (possible security issue, recommended 2-ft max height)	The landscape hills should be reduced to a maximum height of 2' as the provide cover for an active shooter.	2	ESL	S	27,000 s.f.@\$2.5	●									\$126,628	
Courtyards & Exterior Gathering Spaces																	
Locations, Materials and Characteristics	Cracking with grass observed at tennis courts. Direct wear path at stairs at Community Center.	Repair cracking at tennis courts. Recommend continuation of retaining wall	2	ESL	S	wall: 160lf@\$40		●								\$12,006	
STRUCTURAL																	
Foundations / Drainage	Frost protected, shallow foundations.	Inadequate frost protection at exterior building corner at gymnasium. Re-grade this area to provide adequate frost cover.	2	END	S	One location at bldg corner, \$1,500 allowance + MU's						●	●			\$2,817	
Exterior Wall Construction	Brick veneer tied to CMU walls.	Brick bearing cracks at long span lintels (greater than 25 feet) should be repaired.	2	END	S	4 lintels & 8 bearing, \$500 ea = \$4,000 + MU's						●	●			\$7,504	

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Exterior Wall Construction		Replace corroded lintels	2	END	S	Approx. 120 LF of steel lintel needs replacement, assume 2 ea 4" x 4" back to back angels = 1 lintel for 8" wide block @ 6#/lf for 4" x 4" = 12#/lf for the set = \$2,880 galv lintel material + 120 mason hours @ \$45 = \$8,280 + MU's. Remove and replace approx 80 SF brick (300 x 3 brick courses), \$25 sf demo & replace re-using salvaged brick = \$2,000 + MU's. Provide for required flashing, 120 lf @ \$15 = \$1,800 + MU's. Refinish and repaint 75 LF of steel lintel, \$20 lf to scrape rust-prep-repaint = \$1,500 + MU's.										\$30,882
BUILDING EXTERIOR																
Exterior Stairs and Ladders																
Locations and Materials	Roof ladders provide adequate access to all roof areas. Exterior stair at loading dock is non compliant. Concrete stair is less than 3' wide. Rails are non compliant.	Remove existing concrete stair. Replace with new concrete stair.	0	OB	S	Remove existing concrete stair, (15 SF) 6 risers. Replace with new concrete stair, 4' wide (20 SF) 6 risers. Provide 14 LF new compliant handrails and guardrails. Demo existing stair & foundation + new stair foundation w/dig & bf + stairs and landing and handrails = \$7,500 + MU's										\$14,073
BUILDING INTERIOR																
General Notes																
Non-ADA compliant door hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware.	0	OB	S	Replace approx. 80 knobs with code compliant hardware. @ \$500 includes leaf rework to accept hardware = \$40,000 + MU's										\$75,039

RIVERTON ELEMENTARY SCHOOL
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Single-use student bathrooms	Existing bathroom configurations are not ADA accessible. Rooms are too small.	Recommend renovating all single-use bathrooms for ADA accessibility.	0	OB	S	Complete single-user bathroom renovation, (45 SF/bathroom, 14 bathrooms) convert 14 existing bathrooms into 7 larger ADA compliant bathrooms, replacing all finishes and fixtures. Approx. 650 SF bathroom renovation. \$7,500 per bathroom to enlarge = \$105,000 + MU's; Complete renovation of existing storage space into new ADA compliant bathrooms. Approx 550 SF of renovation converting 6 storage spaces into single-use bathrooms. @ \$10,000 per bathroom = \$60,000 + MU's; Renovation includes the removal of 60 LF 4" block wall, construction of 60 LF block 8" wall interior partitions to underside of roof deck. Includes the removal of 20 existing doors, replacement with 13 new 3' wood veneer doors with HM frames.				●						\$309,537
Corridors																
Drinking Fountains	Only 1 drinking fountain in new community center building lobby. Fountain is not located in alcove, and does not have cane detection device.	Verify bottom if leading edge of fountain is exactly 27" A.F.F. If higher, provide painted round metal cane detection devices to either side of the drinking fountain to meet ADA requirements.	0-3	OB-ESL	S	(2) painted round metal cane detection devices. @ \$250 ea = \$500 + MU's				●						\$941
Interior Signage																
Materials	Plastic signage.	Provide consistent code compliant signage throughout the entire building	0	OB	S	Provide ADA compliant room signage for approx 175 spaces. @ \$75 ≈\$13,125 + MU's			●	●						\$24,625
At Code Required Locations?	Typically, signage in original building is not at code required locations. Signs are mounted at the wrong height, on the door, or missing entirely. Second exit signs are missing above the exterior egress doors in most vestibules.	Recommend providing consistent code compliant signage throughout the entire building.	0	OB	S	Provide approx. 8 illuminated exit signs to be mounted above vestibule egress doors. b@ \$1,000 includes new wiring = \$8,000 + MU's			●	●						\$15,008
General Purpose Classrooms																

RIVERTON ELEMENTARY SCHOOL
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Casework	Wood veneer casework. Typically, casework is in poor condition. Showing considerable denting, scratching, and discoloration.	Recommend replacing aging wood veneer casework with more resilient plastic laminate casework with resilient edge banding.	2	END	S	Provide the following in each room (total of 24 rooms). (2) 48" wide tall cabinet units with adjustable shelves and lockable doors.\$750 ea = \$18,000 + MU's; (4) 36" wide wall cabinets with adjustable shelves and lockable doors. 288 lf @ \$125 demo & replace =\$36,000 + MU's; (4) 36" wide base cabinets with adjustable shelves and lockable doors. 288 lf wplam top @ \$275 demo & replace =\$79,200 + MU's = = = TOTALS \$133,200 + MU's										\$249,886
Sinks (ADA compliance)	Non ADA sinks in most of the classrooms. Stainless steel sink mounted in plastic laminate counter top.	Recommend replacing all existing sinks with ADA compliant sinks and new casework	0	OB	S	(Total of 24) 24" deep x 60" long plastic laminate counter with resilient edge banding, knee clearance below counter, and stainless steel sink with faucet. 120 lf solid surface top @ \$135 w/demo =\$16,200 + MU's; 24 new sinks @ \$1,500 re-use exist rough = \$36,000 + MU's = = = TOTALS \$52,200 + M U's										\$97,931
Art Classrooms																
Casework	Wood veneer casework. Typically, casework is in poor condition. Showing considerable denting, scratching, and discoloration. Wood flat storage/shelving units, showing considerable denting, scratching, and discoloration.	Recommend replacing aging wood veneer casework with more resilient plastic laminate casework with resilient edge banding. Replace wood flat storage/shelving units with more resilient plastic laminate shelving.	2	END	S	Provide (4) 48" wide tall cabinet units with adjustable shelves and lockable doors. @ \$750 = \$3,000 + MU's; (12) 36" wide wall cabinets with adjustable shelves and lockable doors. 36 lf @ \$125 w/demo = \$4,500 + MU's; (12) 36" wide base cabinets with adjustable shelves and lockable doors. 36 lf plam top cabinet @ \$275 w/demo = \$9,900; (4) 4' wide, 7' tall flat storage/shelving units with open front, adjustable shelves \$600 ea = \$2,400 + MU's = = = TOTALS \$19,800 + MU's										\$37,146

RIVERTON ELEMENTARY SCHOOL
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Sinks (ADA compliance)	Two non-ADA sinks in the art room. Stainless steel sink mounted in plastic laminate counter top, base cabinet casework.	Replace 5' x 10' base cabinet casework, replace with new casework with counter mounted ADA sinks.	0	OB	S	Remove existing base cabinet casework, replace with new more resilient plastic laminate casework with resilient edge banding, and two new counter mounted ADA sinks (5' x 10' island); 10 lf @ \$400 = \$4,000 + MUs + \$4,500 sinks and roughs @ \$2,250 ea = == TOTALS \$8,500 + MUs				●						\$15,949
Kilns	Kiln (enclosed by closely abutting furniture).	Remove abutting furniture. Provide a rated, ventilated, and accessible room to keep the kiln in as part of future renovations.	0	OB	S	80 square feet of interior renovation to provide a room constructed of gyp partitions up to roof deck, single wood veneer 36"x84" door, 2x4 ACT ceilings, and VCT flooring. \$6,750 + MU's + \$2,500 to relocate kiln-hood-exhaust-fan thru roof = \$9,250 + MU's		●								\$17,358
Performing Arts - Stage																
Stage Accessibility	Stage is accessible. Ramp provided at rear of stage (near main lobby). Carpet floor finish on ramp is heavily worn. Railings do not have proper ADA extensions.	Remove ramp carpet, replace with new carpet tile. Remove existing non complaint handrail, replace with new compliant handrail.			S	Remove 250 SF ramp carpet, replace with equivalent SF new carpet tile. @ \$6 sf demo & replace & new base = \$1,500 + MU's; Remove existing handrail, replace with new compliant handrail, approx. 85 LF. Single line pipe wall rail assumed @ \$25 demo & replace = \$2,125 + MU's Assume 50LF new floor mounted hand and guardrail w/ 4" verticals.			●	●						\$6,806
Gymnasium																
Wall Pads	Wall pads provided for main court hoops. 1 section of wall pad damaged under main hoop. Pads missing under 2 practice hoops.	Replace torn wall pad. Install new wall pads under practice hoops.	0	OB	S	Replace (1) 3' x 5' wall pad. Install approx. 30 LF of 5' high new wall pads under two hoops. \$10 sf for 150 sf new wallpads = \$1,500 + MU's		●								\$2,817
Cafetorium																
Drinking Fountains	ADA compliant drinking fountain provided.	Verify bottom if leading edge of fountain is exactly 27" A.F.F. If higher, provide painted round metal cane detection devices to either side of the drinking fountain to meet ADA requirements.	0-3	OB-ESL	S	(2) painted round metal cane detection devices. @ \$250 = \$500 + MU's				●						\$941
Kitchen and Servery	(See Food Service Below)															

RIVERTON ELEMENTARY SCHOOL
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Kitchen Bathroom	Poor access (only through office). Much too small for ADA compliance.	Renovate 100 SF area of office and bathroom to accommodate better bathroom access and ADA compliance.	0	OB	S	100 SF complete single-user bathroom renovation. Move & rebuild 20 LF block walls, provide new plumbing fixtures, all new finishes. \$12,000 + MU's				●						\$22,512
Teacher Workroom and Staff Areas																
Casework	Wood veneer casework. Typically, casework is in poor condition. Showing considerable denting, scratching, and discoloration.	Recommend replacing aging wood veneer casework with more resilient plastic laminate casework with resilient edge banding.	2	END	S	Provide the following in each room (total of 3 rooms). (1) 48" wide tall cabinet units with adjustable shelves and lockable doors. \$750 ea = \$2,250 + MU's; (3) 36" wide wall cabinets with adjustable shelves and lockable doors. 27 lf @ \$125 demo & replace = \$3,375 + MU's; (3) 36" wide base cabinets with adjustable shelves and lockable doors. 27 lf @ \$275 demo & replace = \$7,425 + MU's == = TOTALS \$13,050 + MU's						●	●			\$24,487
Sinks (ADA compliance)	Non ADA sinks in most of the staff rooms. Stainless steel sink mounted in plastic laminate counter top.	Recommend replacing all existing sinks with ADA compliant sinks and new casework	0	OB	S	(Total of 3) 24" deep x 60" long plastic laminate counter with resilient edge banding, knee clearance below counter, and stainless steel sink with faucet. 15 lf @ \$90 demo & replace = \$1,350 + MUs + \$4,500 sinks @ \$1,500 per sink +MUs == = TOTALS \$5,850 + MUs				●						\$10,975
Administration Office Area																
Single-user bathrooms	Two single-user bathrooms lack grab bars.	Install 2 sets of grab bars.			S	(2) full sets of toilet grab bars for ADA compliant bathroom. \$500 includes new blocking & patch = \$1,000 + MU's				●						\$1,876
Student Toilet Rooms (multiple-user)																
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	ADA compliant toilet stall provided in each locker room. However, grab bars are missing.	Provide (2) sets of toilet grab bars	0	OB	S	(2) full sets of toilet grab bars for ADA compliant bathroom. \$500 includes new blocking & patch = \$1,000 + MU's				●						\$1,876

RIVERTON ELEMENTARY SCHOOL
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Door Widths and Clearances	Doors are too narrow, clearance not provided.	Remove and replace existing doors with 36" new wide doors. Reconfigure entry to eliminate privacy issues, and provide proper door clearance.	0	OB	S	Remove (2) existing 30" HM doors and frames. Install (2) new 36" wood veneer doors and HM frames. Reconfigure wing wall and entry walls to eliminate privacy issues and provide proper ADA door clearance (approx. 150 SF complete renovation). Allow \$2,000 per leaf demo & replace & new lockset & closer & reframe door opening & wing wall adjsts = \$4,000 + MU's				●						\$7,504
Staff Toilets																
Door Widths and Clearances	Clearance not provided at door.	Remove and replace existing doors with new wood veneer doors. Reconfigure entry to eliminate privacy issues, and provide proper door clearance.	0	OB	S	Remove (2) existing 30" HM doors and frames. Install (2) new 36" wood veneer doors and HM frames. Reconfigure wing wall and entry walls to eliminate privacy issues and provide proper ADA door clearance (approx. 150 SF complete renovation). Allow \$2,000 per leaf demo & replace & new lockset & closer & reframe door opening & wing wall adjsts = \$4,000 + MU's				●						\$7,504
Portland Public Library Branch																
Casework	Wood veneer casework. Typically, casework is in poor condition. Showing considerable denting, scratching, and discoloration.	Recommend replacing aging wood veneer casework with more resilient plastic laminate casework with resilient edge banding.	2	END	S	(3) 36" wide wall cabinets with adjustable shelves and lockable doors. 9 lf @ \$125 demo & replace =\$1,125 + MU's; (3) 36" wide base cabinets with adjustable shelves and lockable doors. 9 lf @ \$275 demo & replace =\$2,475 + MU's = = = TOTAL \$3,600 + MU's						●	●			\$6,756
Sinks (ADA compliance)	Stainless steel sink mounted in plastic laminate counter top.	Replace existing sink with ADA compliant sinks and new casework	0	OB	S	(1) 24" deep x 36" long plastic laminate counter with resilient edge banding, knee clearance below counter, and stainless steel sink with faucet. \$90lf top demo & replace + \$1,500 sink demo & replace & re-use exist rough = \$1,770 + MU's				●						\$3,322

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Single-user bathroom	Bathroom is too small for ADA clearance. Finishes have reached the end of their expected service life	Renovate bathroom space.	0	OB	S	Complete renovation approx. 100 SF existing single-user bathroom. All new finishes and fixtures. Demolish 6' LF block wall, rebuild wall. \$12,000 + MU's				●						\$22,512
Stairs	Stairs have carpet flooring. Railings are non compliant.	Remove existing handrails. Replace with complaint handrails.			S	Remove existing handrails, install approx 18 LF new ADA compliant handrails, guardrails. Provide for single line pipe wall mounted.				●						\$1,016
SECURITY																
Security Camera System	N/A	Provide web-based security camera system with DVR			S	Assume 32 cameras	●									\$35,899
Total Years 1 - 5																\$1,215,099

RIVERTON ELEMENTARY SCHOOL
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Category	Description and General Comments	Recommended Action	See Legend			Quantity Info	Evaluation Criteria										* Opinion of Probable Cost
			Cond. Level	Life Cycle	Action Priority		Security	Health & Safety	Code Compliance	ADA/ Accessibility	Sustain - Ability	Extending Bldg. Life	Operation & Maintenance	Impact on Learn. Env.	Aesthetics & Appearance		
Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations																	
Site																	
Parking																	
Paving Materials	Bituminous - Poor	Overlay needed.	2	ESL	L	10,100 sf@\$1.25							●			\$29,507	
Vehicular & Pedestrian Circulation																	
Traffic Markings & Traffic Signage	Signs faded and tipping.	Replace faded signs. No parking signs needed along access driveway	2	ESL	L	9ea @\$125							●			\$2,629	
Walkway Materials	Sloped curb at sidewalk, 7" drop off sidewalk at north of building.	Adjust grades at sidewalk around north side of building.	2	ESL	L	Sidewalk: 10,000sf@\$3 Curb: 310lf@\$5							●			\$73,740	
Service Area																	
Paving Materials	Bituminous with concrete dock - poor.	Replace concrete.	2	ESL	L	200s.f. @\$14							●			\$6,544	
Trash & Recycling Containers (# & Size), Trash Compactor (size)	2-10 yd solid, 1-6yd recycle, no screening	Install screening.	2	ESL	L	15' x 25' exclusive screened area w/8" concrete on 12" gravel & gate & bollards, \$9,000 + MU's									●	\$21,035	
Fencing																	
Locations & Materials	Chain link fencing at baseball diamond adjacent to tennis courts failing (dilapidated bleachers in this area to be removed)	Replace fencing at rear baseball diamond. Remove bleachers.	2	ESL	L	Fence: 450lf@\$50 Bleacher: 2 @ \$500							●			\$54,925	
Site Furniture & Accessories																	
Types, Locations, Materials	Front of school: granite benches good, no trash cans Community Center: granite benches good (1 tipped backwards), wood benches at rear in need of repair, 1 trash/recycle	Place trash and recycle receptacles near school entrance. Repair tipped bench. Replace/repair wood benches.			L	\$2,500 allowance + MU's							●			\$5,847	
Site Drainage																	
Ponding	Ponding in corner of basketball court	Install catch basin or regrade to eliminate ponding.	2	ESL	L	\$2,500 + MU's catch basin w/dig & bf; distance to tie into existing storm unknown possible dry well							●			\$15,530	
Catch Basins	Basin at drop off loop has filter fabric.	Remove filter fabric and replace with insert similar to Scarborough HS Basin needed at lower east corner of parking	2	EST	L	1 @\$500 1 basin @\$1500							●			\$4,675	
MECHANICAL																	
Air Conditioning (Yes/No/Limited)	Yes-- (package 20 ton roof top-community), other package roof top units (ACU-1 thru 3) and RTU-1. Indoor AHUs have chilled water cooling. Mscl split AC units.	Units are 2001 to 2014 mfg dates, useful service life of 20 years. Replace systems in kind over next 10 - 15 years.	3	ESL	S & L	Figure allowance (10 RTUs) at 25K/unit +MU's							●	●		\$590,140	
Cooling Plant	Vintage chiller with indoor condenser AHU.	Beyond service life. Replace with 40 ton air cooled chiller	1	END	S	(1) 50 ton air cooled							●	●		\$279,540	

RIVERTON ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
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			SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Air Handling Unit Systems	Most indoor AHUs cooling replaced vintage AHUS between 2003-2006 (boiler room mezzanine). Remaining indoor AHUS with cooling are vintage mfg.Penthouse H&V units replaced vintage between 2006-8.	Exisging vintage AHUS with cooling are beyond service life and should be replaced with new units. (AHU-6, 7 & 8)??	2	END	S	(4) AHUs (5,000 cfm) w/HW & CHw coils.						●	●			\$543,550
Pumps	(1) HW pump recently replaced. Other CHW and HW pumps are aged.	Add new 2nd matched heating pump for lead/lag operation. Replace CHW pumps for lead/lag operation--replace with chiller.	2	END	I	Add (1) CHW pump w/Lead/lag						●	●			\$38,825
Terminal Unit Systems	Some vintage fintube and CUH heating, other has been upgraded with the 2006 renovations and AHU-VAV replacement.	Vintage units are beyond service life. 2006 renovation unit have an expected service life of 20 years (10 years left)	2	ESL	L	\$/SF @ 50K SF						●	●			\$582,375
Exhaust Systems	Most exhaust fan units were replaced with the 2006-8 HVAC renovation projects. Some vintage fans remain in service.	Vintage exhaust fans remaining in service are beyond useful service life and should be replace in kind.	2	END	S	Replace fans in kind. Figure (10) units.						●	●			\$93,180
Piping System	A good portion of the existing HW piping has been modified and replaced during the 2006-8 HVAC renovations upgrade. CHW piping is mainly limited to the boiler room mezzanine	Remaining vintage HVAC piping should be inspected and replaced where beyond service life. CHW piping can be replaced as needed at time of chiller replacement.	3	ESL	I	\$/SF @ 40K SF						●	●			\$1,320,050
Automatic Temperature Controls	Pneumatic vintage and DDC electronic. Many pneumatic actuators have been replaced over the years. DDC replaced pneumatic controls with HVAC equipment during the 2006-8 renovations.	Vintage pneumatics remaining are beyond the useful service life and should be replaced. Replace complete pneumatic controls at time of remaining Indoor AHU and Chiller replacement.	2	END	I or S	55,000 gsf suggest \$3 sf new controls = \$165,000 + MU's						●	●			\$385,649
Natatorium Systems	Pool dehumidfyer with OA unit, est. mfg 2004. Continuous operating issues & odors.	service life estimate 15 years -- replace	3	ESL	S	(1) 9,000 cfm dehumid.						●	●			\$310,600
ELECTRICAL																
Distribution System																
Panels	Most panels are 2001 vintage or newer and are a mixture of Siemens panelboards installed during renovations and expansions that occurred between 2001 and 2007, and Square D panelboards that were recently installed to replace old original FPE panelboards. A 1976 vintage FPE fusible-switch type 208/120 volt panelboard and transformer remain in the main electric room, as well as a 1976 vintage transformer and circuit breaker panelboard located in the Mechanical Mezzanine. It was noted that two panels are located in a custodial closet and, as such, do not have adequate clear working clearance in front of them.	Replace 1976 vintage panelboards and transformers. Relocate custodial items from closet near gym to provide clear space in front of panels.	2	END	L	Carry Power distribution replacement for20% of 104,100 sf						●	●			\$130,297
Motor Controls	Two 1976 vintage FPE motor control centers are located in the Mechanical Mezzanine. These have exceeded their anticipated useful life.	Replace motor control centers.	1	OB	L	Carry \$22,000 + MU's						●	●			\$51,420

RIVERTON ELEMENTARY SCHOOL
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Wiring	Building wire in conduit. The wiring to 1976 vintage panelboards, transformers, and motor control centers has exceeded its anticipated useful life.	Update wiring in conjunction with equipment updates.	2	END	L	Carry power distribution wiring system replacement for 10% of 140,100 sf						●	●			\$28,886
Branch Circuits	Based on what can be seen in a visual inspections, branch circuits are a mixture of building wire in conduit and MC cable. Some abandoned temporary lighting and wiring was observed at an open ceiling in an IDF closet.	Remove abandoned temporary lighting and wiring.	2	ESL	L	Carry \$2,000 + MU's						●	●			\$4,675
Site Lighting (type & material)	Utility-owned pole mounted flood fixtures. Some outdoor areas are not illuminated to levels recommended by IES,	Provide full-cutoff LED fixtures to provide outdoor illumination levels as recommended by IES.	2	ESL	L	Carry (6) 20' high LED pole lights						●	●			\$83,862
Exterior Building Lighting	Mixture LED wall packs and HID wall packs.	Replace HID units with LED as they fail	2	END	L	Carry replacement of (27) LED wall packs						●	●			\$37,738
Interior Lighting																
Classrooms	Mix of recessed grid troffers and parabolics utilizing T8 fluorescent lamps.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L	Carry complete interior lighting replacement for 104,100 sf						●	●	●		\$2,068,596
Offices	Mix of recessed grid troffers and parabolics utilizing T8 fluorescent lamps.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●	●		
Corridors	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●	●		
Toilets	Various fluorescent fixtures utilizing T8 lamps.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●	●		
Mech/Storage	fluorescent strips with T8 lamps in some areas. Some mechanical room lighting is incandescent.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●	●		
Assembly	Mix of incandescent downlights and recessed T8 fluorescent fixtures with parabolic diffusers.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●	●		
Gym	T8 fluorescent high bays	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●	●		
Data System (& Service)	Cable plant has been updated to Category 6, but the old cables and infrastructure were abandoned in place.	Remove abandoned cables and infrastructure	2	ESL	L	Carry \$3000 + MU's						●	●			\$7,012
Total Years 6 - 10																\$6,770,825

RIVERTON ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA										* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations																	
BUILDING INTERIOR																	
Main Entrance																	
Floor & Base Finish Materials	Main Entry - 6" x 6" ceramic tile floor and tile base. Some tiles are broken, missing. First Grade Entry - VCT tile floor, new. Community Center Entry - 6" x 6" ceramic tile floor and tile base. In good condition.	Replace broken and missing tiles.	2	ESL	L	Replace approx. 4 SF of broken, missing ceramic tile. @ \$35 patch = \$140 + MU's						●	●			\$416	
Entrance Mats	Main Entry - Recessed, aggressive grade walk-off mat provided in main entry vestibule. Medium grade walk-off provided in sequence after. No mild-grade walk-off mat provided inside school lobby. First Grade Entry - Proper walk-off sequence provided. Community Center Entry - Proper walk-off sequence provided.	Main entry - provide mild-grade walk off mat in school lobby.	2	ESL	L	Install approx. 200 SF mild-grade walk-off at main entry. @ \$20 sf = \$4,000 + MU's						●	●			\$11,652	
Corridors																	
Floor & Base Finish Materials	VCT with rubber base, in good condition. Ceramic tile, ceramic base, in good condition. Carpet with rubber base, in fair condition.	Carpet is beginning to show its age, wear and tear. Consider replacing with carpet tile within the next 10 years.	2	END	L	Remove 3,700 SF existing carpet. Replace with equivalent SF of carpet tile. @ \$6 w/demo & replace = \$22,200 + MU's						●	●			\$64,675	
Wall Projecting Objects	In main entry lobby, wall-mounted defibrillator protrudes further than 4" off wall, and is below 80" in height. Wall-mounted donation bucket has the same issue.	Provide new recessed or semi-recessed defibrillator wall cabinet. Install cabinet in existing wall. Replace donation bucket with slimmer vessel.	0	OB	L	Provide 1 new recessed or semi-recessed defibrillator wall cabinet. Remove approx. 4 SF of existing brick to mount new cabinet. Refinish wall. 1 new donation bucket, 4" or less in protrusion profile. Allow \$1,500 + MU's						●	●			\$4,374	
Secondary Exits (no stairs)																	
Floor & Base Finish Materials	Typically exposed concrete floors, no base. Concrete floors showing signs of deterioration, staining. Loose walk-off mats sometimes provided.	Recommend providing consistent walk-off sequence at secondary entries. Provide aggressive grade walk-off material at all secondary entries to protect floor finishes inside.	2	END	L	Approx. 400 SF new aggressive grade walk-off flooring. @ \$1750 recycled rubber tire matts = \$7,000 + MU's						●	●			\$20,390	
Door Material (Including Frame & Glazing)	Painted HM door and frame. No lite. Paint on some secondary entry doors are faded, chipping.	Refinish, repaint all secondary entry vestibule doors.	2	ESL	L	Approx. 2 double HM door systems (10' x 10' system including transom and sidelites, 3' doors) to be refinished, repainted. 55 lf ea frame run @ \$7.50 = \$415 + \$125 ea leaf = \$665 ea set x 2 = \$1,330 + MU's						●	●			\$3,881	
General Purpose Classrooms																	

RIVERTON ELEMENTARY SCHOOL
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Floor & Base Finish Materials	Most general purpose classrooms have carpet floors. There are no glaring deficiencies with the finish, however staining and tears indicate that the carpet will be nearing the end of its life soon. Rubber base is dented and scuffed, peeling away from walls in areas.	Replace classroom floor finishes and base within the next 10 years.	2	END	L	Remove approx. 26,000 SF existing carpet & remove, replace approx. 3,700 LF rubber base., replace with equal SF of new carpet tile. @w/demo & replace & new base = \$156,000 + MU's						●	●			\$454,417
Wall Finish Materials	Primary perimeter walls for each classroom node are painted CMU block walls. Dividing walls between classrooms are folding operable walls, extending to ceiling. These operable walls haven't been opened in decades. Some have base cabinets against them, others have been plastered with tackboard and posters.	Remove folding operable walls dividing classrooms with full height GWB partitions.	0	OB	L	Remove approx. 750 LF folding operable walls dividing classrooms. Replace these with equal LF of full height GWB partitions, 6" stud, GWB on either side, acoustically rated, extending to underside of roof deck. 750 sf operable wall demo @ \$5 = \$3,750 + MU's; 900 sf allowance new studs & acoustic insulation & paint = \$9,000 + MU's = TOTALS \$12,750 + MU's						●	●			\$37,142
Ceiling Finish Materials	2x4 ACT. Generally, tiles are beginning to sag and become discolored. There are isolated areas of cracking and failing tiles, as well as discoloration from dripping water above.	Replace ceiling tiles as part of building-wide ceiling replacement. Consider a 10 year item.	2	END	L	Remove approx. 26,000 SF existing ACT, replace with equal SF of new ACT. New grid assumed, 2 x 4 square edge assumed @ \$4.50 demo & replace = \$117,000 + MU's						●	●			\$340,813
Visual Display Surfaces	Tackboards, whiteboards, chalkboards.	Remove and replace all chalkboards with whiteboards.	0	OB	L	Remove approx. 100 SF chalkboard/classroom (2,400 SF total). Replace with equal SF of whiteboard. @ \$25 demo & replace = \$60,000 + MU's						●	●	●		\$174,776
Art Classrooms																

RIVERTON ELEMENTARY SCHOOL
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Wall Finish Materials	Brick, in good condition. Tackable canvas panel on masonry wall, paint is beginning to fade and chip, material is deteriorating. Temporary part height GWB walls.	Remove canvas panel along masonry wall. Replace part-height walls with full height GWB partitions. Provide dividing wall between corridor and art room.	2	END	L	Remove and replace approx. 1000 SF of existing tackable canvas panel with new tackable fabric wrapped wall panel. @ \$20 w/demo & replace = \$20,000 + MU's; Remove approx. 100 LF part-height wall x 4' ht assumed @ \$4 = \$1,600 + MU's; Replace these with equal LF of full height GWB partitions 12' ht assumed = 1,200 sf new 6" stud, GWB on either side, acoustically rated, extending to underside of roof deck + painted @ \$10 sf = \$12,000 + MU's; . Provide 7 LF of full height GWB partition between corridor and art room, 6" stud, GWB on either side, acoustically rated, extending to underside of roof deck. 100 sf @ \$10 sf painted = \$1,200 + MU's Assume 8' ht. (existing) 12' OK										\$101,372
Door Material (Including Frame & Glazing)	There is no main art room door, open to corridor. Doors to storage room are wood veneer, no glazing, with wood frame. Showing heavy wear and tear.	Provide new door in new GWB wall framed between corridor and art room. Replace 3 existing doors with new doors.	2	END	L	Provide 1 (3' x 7') wood veneer door, HM frame in new GWB wall framed between corridor and art room, length of art open to corridor not know, assume 25' = \$4,650 partition & door + MU's; Remove (3) existing wood doors/frames with partial height wall removal. Replace with (3) new (3' x 7') wood veneer doors with HM frames. \$1.500 ea door demo & replace = \$4,500 + MU's										\$26,662
Technology Classrooms																
Floor & Base Finish Materials	Carpet floor, rubber base. In fair condition.	Replace floors if corridor (and therefore main library) carpet is replaced.	3	ESL	L	Replace approx. 400 SF carpet with equivalent SF of carpet tile. @ \$6 demo & replace & new base = \$2,400 + MU's										\$6,997
Special Education Classrooms (Large Learning Center)																
Floor & Base Finish Materials	Carpet floor, rubber base. Carpet is heavily stained throughout. Base is damaged, peeling away from wall.	Replace existing carpet with new carpet tile.	2	END	L	Replace approx. 1,800 SF carpet with equivalent SF of carpet tile. @ \$6 demo & replace & new base = \$10,800 + MU's										\$31,462

RIVERTON ELEMENTARY SCHOOL
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Wall Finish Materials	Painted CMU, in good condition. Painted GWB - a few areas where wall was patched and not repainted. Wall panels over CMU walls are heavily damaged, dented. Canvas surface peeling away.	Patch and repaint GWB walls. Remove existing wall panels. Expose and refinish CMU walls behind.			L	Patch and repaint approx. 400 SF GWB partition. @ \$5 sf = \$2,000 + MU's Remove approx. 350 SF wall panel. Repaint same SF CMU behind. \$2.75 sf remove panel 7 paint cmu = \$965 + MU's						●	●			\$8,642
Door Material (Including Frame & Glazing)	Painted HM doors and frames, narrow lite with safety glazing. Both sets of main doors are showing heavy wear and tear. Wood veneer doors with HM frame providing access to side rooms, in fair condition.	Remove and replace (2) sets of double doors into learning center room.	2	END	L	Remove (2) existing double doors, replace with (2) new wood veneer double doors with HM frame. Provide new closers. \$1,550 ea set w/new lockset & closer & demo = \$6,200 + MU's						●	●			\$18,068
Performing Arts - Stage																
Floor & Base Finish Materials	Wood floor, vented steel base. In fair condition, but showing signs of wear and tear, denting, chipping.	Replace wood stage floor within the next 10 years. Replace vented steel base with new vented rubber base.	2	END	L	Remove approx. 700 SF wood flooring, replace with equal SF new wood flooring., \$15 demo & replace, assumes furred new floor = \$10,500 + MU's; Remove 150 LF steel base, replace with equal LF new vented rubber base. \$10 demo & replace = \$1,500 + MU's						●	●			\$34,955
Performing Arts - Stage																
Door Material (Including Frame & Glazing)	Painted HM doors and frames, no lite. Both stage doors are showing heavy wear and tear.	Remove and replace (2) sets of single doors into stage.	2	END	L	Remove (2) existing single (3') doors, replace with (2) new wood veneer single (3') doors with HM frame. Provide new closers. \$1,550 ea set demo & replace & new lockset & closer = \$3,100 + MU's						●	●			\$9,039
Performing Arts - Music Rooms																
Floor & Base Finish Materials	Carpet floor, rubber base. Carpet is heavily stained throughout. Base is damaged, peeling away from wall.	Replace existing carpet with new carpet tile.	2	END	L	Replace approx. 1,100 SF carpet with equivalent SF of new carpet tile. @ \$6 demo & replace & new base = \$6,600 + MU's						●	●			\$19,229
Casework	Wood laminate wardrobe. Showing damage from scratching and removed hardware. Delamination at base.	Remove and replace wardrobe.	2	END	L	Provide (1) 48" wide tall cabinet unit with adjustable shelves and lockable doors. \$750 + MU's						●	●			\$2,187

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Visual Display Surfaces	Tackboards, chalkboards.	Remove and replace chalkboards with whiteboards.	0	OB	L	Remove approx. 40 SF (2 boards) existing chalkboard, replace with equal SF (2 boards) whiteboard. @ \$25 demo & replace = \$1,000 + MU's						●	●	●		\$2,913
Door Material (Including Frame & Glazing)	Painted HM doors and frames, narrow lite with safety glazing. Both sets of main doors are showing heavy wear and tear.	Remove and replace (2) sets of double doors into music room.	2	END	L	Remove (2) existing double doors, replace with (2) new wood veneer double doors with HM frame. Provide new closers. @ \$1,550 leaf demo & replace & new lockset & closer = \$6,200 + MU's						●	●			\$18,068
Library / Media Center																
Floor & Base Finish Materials	Carpet floor, rubber base. In fair condition.	Replace floors if corridor carpet is replaced.	3	ESL	L	Replace approx. 5,300 SF carpet with equivalent SF of carpet tile. @ \$6 demo & replace & new base = \$31,800 + MU's						●	●			\$92,633
Wall Finish Materials	Brick veneer, in good condition. Partial-height GWB walls for separate reading areas.	Replace all partial-height walls with full-height GWB walls.	0	OB	L	Remove approx. 100 LF part-height wall. Replace these with equal LF of full height GWB partitions, 6" stud, GWB on either side, acoustically rated, extending to underside of roof deck. 1,400 sf @ \$10 painted = \$14,000 wall + \$500 demo = \$14,500 + MU's						●	●			\$42,242
Workroom / Staff Areas	Workroom/Staff areas in back, similar finishes, condition level. Laminate casework in these areas are heavily worn, dated.	If carpet is replaced in library, also replace carpet in workroom areas. Recommend replacing aging veneer casework with more resilient plastic laminate casework with resilient edge banding.	3	ESL	L	Replace approx. 700 SF carpet with equivalent SF of carpet tile. @ \$6 demo & replace & new base = \$4,200 + MU's; (4) 36" wide wall cabinets with adjustable shelves and lockable doors. 12 lf @ \$125 demo & replace =\$1,500 + MU's; (4) 36" wide base cabinets with adjustable shelves and lockable doors. 12 lf @ \$275 demo & replace =\$3,300 + MU's = = = TOTALS \$9,000 + MU's						●	●			\$26,216
Gymnasium																
Ceiling Finish Materials	Exposed steel deck, joists. Vestibule areas have 2x4 ACT. Tiles in poor condition, or missing entirely.	Replace areas of 2x4 ACT tile with new tile.	1	END	L	Remove 150 SF existing ACT, replace with equivalent SF of new 2x4 ACT. New grid, \$4.25 sf demo & replace = \$640 + MU's						●	●			\$1,868

RIVERTON ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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			SEE LEGEND			EVALUATION CRITERIA											
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	* OPINION OF PROBABLE COST	
Backstops (quantity, mounting type, manual/motorized)	2 Main hoops, glass backboards, retractable, motorized. In good condition. 4 practice hoops, retractable, manual. Backboard heavily worn, showing damage.	Replace 4 practice backboards, hoops.	2	END	L	Remove (4) existing backboards, hoops. Replace with (4) new backboards, hoops. \$5,000 ea = \$20,000 + MU's						●	●			\$58,259	
Door Material (Including Frame & Glazing)	Painted HM double doors and frames, narrow lite with safety glazing. Both sets of main doors are showing heavy wear and tear. Office and storage doors are painted HM single doors and frames, showing heavy wear and tear.	Remove and replace double doors associated with gymnasium. Remove and replace single doors associated with gymnasium.	2	END	L	Remove (4) existing double doors, replace with (4) new wood veneer double doors with HM frame. Provide new closers. Remove (3) existing single doors, replace with (3) new wood veneer single doors with HM frame. Provide new closers. \$1,550 per leaf demo & replace & new lockset & closer =11 leaves = \$17,050 + MU's						●	●			\$49,675	
Natatorium																	
Floor & Base Finish Materials	Ceramic tile floor, no base. Tile is showing its age. Areas of broken tile. Discoloration around floor mounted fixtures. Generally speaking, floor appears to be nearing the end of expected service life.	Continue to maintain floor. Replace tile floor within the next ten years.	2	END	L	Replace approx. 5,000 SF ceramic tile pool floor. \$20 sf demo & replace = \$100,000 + MU's						●	●			\$291,293	
Floor Sealants	Floor sealants and control joints are becoming damaged, peeling in some locations.	Replace all floor sealants within the next 5 years.	2	END	L	Remove and replace approx. 400 LF floor sealant. @ \$3.50 lf rout & replace = \$1,400 + MU's						●	●			\$4,084	
Door Material (Including Frame & Glazing)	Painted HM doors and frames, no lites. Main doors are showing heavy wear and tear. Office door, and doors to locker rooms also showing heavy wear and tear.	Remove and replace main set of double doors to the natatorium. Remove and replace single doors associated with locker room/office access from natatorium.	2	END	L	Remove (1) existing double doors, replace with (1) new HM double door with HM frame. Provide new closers. Remove (5) existing single doors, replace with (5) new HM single doors with HM frame. Provide new closers. \$1,550 leaf demo & replace & new lockset & closer = 7 ea = \$10,850 + MU's						●	●			\$31,607	
Locker Rooms																	
Shower Configuration (Gang, Stalls)	Men's side has gang shower configuration. Women's side has private shower configuration, shower stall with private changing stall in front.	For men's room, a short term fix would be to add shower partitions to center shower tower. Configure with curtain rod and curtain for privacy. Long term, total renovation of gang shower area to provide all new fixtures, and private shower and changing stalls.	0	OB	L	See attached sketch. Will be forthcoming						●	●			\$0	

RIVERTON ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Level of Privacy	No private changing areas in men's LR. Private changing areas provided in women's LR. Wing wall at men's LR entry does not adequately block views from corridor.	Extend wing wall at men's LR entry.	0	OB	L	Build 18" wing wall extension, 8" CMU partial height wall, painted. 8' ht assumed = 2 walls required assumed, 24 sf new cmu wall @ \$15 = \$360 + MU's						●	●			\$1,055
Door Material (Including Frame & Glazing)	Painted HM doors and frames, no lites. Locker room doors showing heavy wear and tear.	Remove and replace single HM doors associated with locker rooms.	2	END	L	Remove (4) existing single doors, replace with (4) new HM single doors with HM frame. Provide new closers. \$1,550 leaf demo & replace & new lockset & closer = \$6,200 + MU's						●	●			\$18,068
Cafetorium																
Floor & Base Finish Materials	VCT floor, rubber base. VCT floor is well maintained, however is approaching the end of its life. Areas of discoloration, patched tiles. Base is damaged, peeling away from wall.	Recommend replacing VCT floors within the next 10 years. Remove and replace existing rubber base with new.	2	END	L	Remove 3,400 SF existing VCT, replace with equal SF of new VCT & remove and replace approx. 250 LF rubber base with new.. \$5 sf demo-prep-replace & new base = \$17,000 + MU's;						●	●			\$49,520
Wall Finish Materials	Painted CMU. Paint is wearing away, scuffed from heavy traffic. Wall panels over CMU walls are heavily damaged, dented. Canvas surface peeling away.	Repaint all CMU walls. Remove existing wall panels. Expose and refinish CMU walls behind.	2	ESL	L	Repaint approx. 2,800 SF CMU walls. @ \$2 prep & repaint filler coat = \$5,600 + MU's; Remove approx. 1,000 SF existing wall panel. Repaint 1,000 SF CMU wall behind it. @ \$3 demo-prep-repaint = \$3,000 + MU's						●	●			\$25,055
Door Material (Including Frame & Glazing)	Painted HM door and frame. Narrow lite glazing. Door showing heavy wear and tear from high traffic. Other doors within cafetorium space should be replaced, also showing heavy wear and tear.	Remove and replace existing doors with new doors.	2	END	L	Remove and replace (5) existing sets of double HM doors and frame with new wood veneer doors with HM frames. Remove and replace (3) existing sets of single HM doors and frames with new wood veneer doors with HM frames. \$1,550 leaf demo & replace & new lockset & closer = 13 leaves = \$20,150 + MU's						●	●			\$58,704
Kitchen and Servery																
Ceiling Finish Materials	2x4 ACT. Tile is broken, discolored, and sagging. At the end of its expected service life.	Replace ACT tile.	2	END	L	Remove and replace approx. 1,200 SF 2x4 ACT with new ACT tile. New grid, \$4.25 sf = \$5,100 + MU's						●	●			\$14,865

RIVERTON ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
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3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Door Material (Including Frame & Glazing)	Painted HM doors and frames, no lites. Doors showing heavy wear and tear from high traffic. Frames beginning to rot near the floor.	Remove and replace existing HM doors with new wood veneer doors.	2	END	L	Remove and replace (1) existing set of double HM doors and frame with new (3') wood veneer doors with HM frame. Remove and replace (9) existing sets of single HM doors and frames with new (3') wood veneer doors with HM frames. \$1,550 leaf demo & replace & new lockset & new closer = 11 leaves = \$17,050 + MU's						●	●			\$49,675
Teacher Workroom and Staff Areas																
Ceiling Finish Materials	2x4 ACT. Tile is broken, discolored, and sagging. At the end of its expected service life.	Replace ACT tile.	2	END	L	Remove and replace approx. 500 SF 2x4 ACT with new ACT tile. New grid, \$4.25 sf = \$2,125 + MU's						●	●			\$6,194
Door Material (Including Frame & Glazing)	Painted HM door and frame, no lite. Doors showing heavy wear and tear from high traffic.	Remove and replace existing HM doors with new wood veneer doors.	2	END	L	Remove and replace (1) existing single HM door and frame with new (3') wood veneer door with HM frame. \$1,550 demo & replace & new lockset & closer + MU's						●	●			\$4,519
Nurse and Health																
Privacy Curtains (no. of rest areas)	(1) Resting cot. No privacy curtain.	Install ceiling mounted privacy curtain around cot.	2	ESL	L	Install ceiling mounted privacy curtain around single 3' x 7' cot. \$350 + MU's						●	●			\$1,026
Door Material (Including Frame & Glazing)	Newer wood veneer doors with painted HM frame. Older HM door with painted HM frame.	Replace older HM door and frame.	3	ESL	L	Remove and replace (1) existing single HM door and frame with new (3') wood veneer door with HM frame. \$1,550 demo & replace & new lockset & closer + MU's						●	●			\$4,519
Administration Office Area																
Floor & Base Finish Materials	Mix of VCT and carpet. Rubber base. VCT is in good condition. Carpet is heavily worn, stained.	Replace carpet within the next 10 years.	2	END	L	Replace approx. 3,600 SF carpet with same SF of carpet tile. @ \$6 demo-prep-replace & new base = \$21,600 + MU's						●	●			\$62,923
Ceiling Finish Materials	2x4 ACT. Tile is broken, discolored, and sagging. At the end of its expected service life.	Replace ACT tile.	2	END	L	Replace approx. 4,600 SF 2x4 ACT New grid \$4.25 sf = \$19,550 + MU's						●	●			\$56,952

RIVERTON ELEMENTARY SCHOOL
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LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Conference Room	Wood veneer casework. Typically, casework is in poor condition. Showing considerable denting, scratching, and discoloration. Non compliant sink	Recommend replacing aging wood veneer casework with more resilient plastic laminate casework with resilient edge banding.	2	END	L	(1) 48" wide tall cabinet units with adjustable shelves and lockable doors. \$750 + MU's; (2) 36" wide wall cabinets with adjustable shelves and lockable doors. 6 lf @ \$125 demo & replace = \$725 + MU's; (2) 36" wide base cabinets with adjustable shelves and lockable doors. 6 lf @ \$275 demo & replace =\$1,650 + MU's; (1) 24" deep x 36" long plastic laminate counter with resilient edge banding, knee clearance below counter, and stainless steel sink with faucet. 3 lf @ \$90 demo & replace = \$270 + 1 sink @ \$1,500 = \$1,770 + MU's == TOTALS = \$4,895 + MU's						●	●			\$14,265
Door Material (Including Frame & Glazing)	Mostly painted HM doors and HM frames. Some wood veneer doors. Mix of no, narrow, and 1/2 lites. Paint on HM doors and frames beginning to wear away.	Refinish, repaint HM doors and frames.	2	ESL	L	Refinish, repaint approx. (20) single HM doors and frames.\$200 prep & repaint set = \$4,000 + MU's						●	●			\$11,652
Student Toilet Rooms (multiple-user)																
Ceiling Finish Materials	2x4 ACT. Tile is broken, discolored, and sagging. At the end of its expected service life.	Replace ACT tile.	2	END	L	Replace approx. 700 SF 2x4 ACT New grid \$4.25 sf = \$2,975 + MU's						●	●			\$8,671
Staff Toilets																
Floor & Base Finish Materials	Epoxy coated floor, turns up into wall base. Floors typically damaged, discolored, and cracking.	Replace epoxy floor with ceramic tile floor.	2	END	L	Remove and replace approx. 500 SF epoxy floor with equivalent SF tile floor.\$17.50 sf demo=prep=new floor & tile base = \$8,750 + MU's						●	●			\$25,491
Portland Public Library Branch																
Wall Finish Materials	Painted CMU, generally in good condition. Large crack through CMU/mortar near library corner wall.	Remove broken CMU, replace with new CMU, repaint.	2	END	L	10 LF large cracking through CMU block and mortar. Remove and tooth in approx. 20 SF new CMU, repaint. @ \$25 demo & replace = \$500 + MU's						●	●			\$1,455
Ceiling Finish Materials	2x4 ACT. Tile is broken, discolored, and sagging. At the end of its expected service life.	Replace ACT tile.	2	END	L	Replace approx. 3,800 SF 2x4 ACT New grid \$4.25 sf =\$16,150 + MU's						●	●			\$47,052

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			SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Door Material (Including Frame & Glazing)	Main entry doors - painted HM doors and frames, narrow lites with safety glazing. Other library doors are showing same wear and tear from heavy traffic.	Recommend replacing HM door entry system with aluminum storefront system, aluminum doors. Replace all library HM doors and frames.	2	END	L	Approx 14' x 10' aluminum storefront system with set of double aluminum doors on closers, and with panic hardware.\$15,500 demo exist & new alum sidelite-transom 60 sf @ \$75 + 4 leaves \$2,500 ea = \$15,500 + MU's Remove and replace (1) existing set of double HM doors and frame with new (3') wood veneer doors with HM frame. \$1,550 interior door assumed demo & replace & new lockset & closer = \$1,550 + MU's Remove and replace (4) existing sets of single HM doors and frames with new (3') wood veneer doors with HM frames. \$1,550 interior door assumed demo & replace & new lockset & closer = \$6,200 + MU's OK										\$67,733
Community Center Room																
Floor & Base Finish Materials	VCT, carpet with rubber base. Carpet showing signs of wearing, staining.	Replace carpet within the next 10 years.	2	END	L	Replace approx. 1,200 SF existing carpet with equivalent SF new carpet tile. @ \$6 sf demo-prep-replace & new base = \$7,200 + MU's										\$20,981

Total Years 11 - 15	\$2,540,377
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RIVERTON ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations																
BUILDING EXTERIOR																
Exterior Wall Cladding																
Spalling, Staining, Efflorescence	Efflorescence appears to be an issue on the exterior of the pool building. Isolated areas of brick cracking. Areas of staining. Brick mortar on the exterior of the pool building, gym building, interior courtyard, and volume providing roof access is beginning to deteriorate, wear away.	Remove masonry veneer at areas showing signs of efflorescence to discover the cause of the problem and correct the issue. Remove and replace cracked brick. Light pressure-wash brick. Repoint brick.	2	ESL	L	Total of 2,300 Square Feet of efflorescence to be repaired, \$25 sf remove & replace & correct = \$57,500 + MU's; Replace 20 SF brick, 2 separate locations, 40 sf total @ \$25 = \$1,000 + MU's; Light pressure-wash approx. 10,500 SF brick. @ \$1 = \$10,500 + MU's Approx. 10,500 SF brick repointing. @ \$7.50 = \$78,750 + MU's							●	●		\$481,531
Foundation	Concrete foundation. Parge coat is deteriorating, chipping away.	Re-parge exposed foundation at Kindergarten addition.	2	ESL	L	Approx. 250 SF foundation re-parging. @ \$5 = \$1,250 + MU's							●	●		\$4,082
Windows																
Frame Materials	Thermally broken aluminum window units and storefront systems provided in new kindergarten and community center portions of building. All in good condition. Painted HM storefront systems provided for each classroom node. Systems protected by soffit overhang typically in good condition. HM systems with no overhang protection (Public library, admin area) the paint on the HM system frames is worn, chipping away.	Refinish and repaint HM system frames that have no overhang protection.	2	ESL	L	Refinish, repaint (8) 10' x 7' HM storefront system frames. Approx 300 lf HM frame run to be repainted, allow \$7.50 per lf to scrape-pre-repaint = \$2,250 + MU's							●	●		\$7,341
Lintels	Painted steel lintels. Lintels are good condition, however paint is wearing/chipping away.	Refinish, repaint all lintels.	2	ESL	L	Approx. 275 SF lintel refinishing, repainting @ \$10 lf =\$2,750 + MU's							●	●		\$8,965
Exterior Doors (not including Main Entry)																
Materials	The remaining exterior doors are all painted HM door and frame. Classroom exterior doors are all full lite doors, in a painted HM system. Typically, these systems occur under overhangs and are well protected. Service doors are also painted HM door and frame, no door lites. These doors are typically in poor condition, showing considerable denting, chipping paint. Riverton Library branch HM doors, paint is fading and chipping.	Replace most exterior HM service doors with new HM doors. Repaint HM door and frame.	2	END	L	5 new double (3' door) HM doors and frames, galv construction w/lockset & closer & weatherseal /demo @ \$2.400 ea leaf =\$24,000 + MU's; 5 new single (3' door) HM doors and frames. galv construction w/lockset & closer & weatherseal /demo @ \$2.400 ea leaf =\$12,000 + MU's; Repaint 1 (10' x 10') HM door and frame system = 40 lf frame members @ \$7.50 = \$300 + MU's							●	●		\$118,312

RIVERTON ELEMENTARY SCHOOL
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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Lintels	Lintels appear to be in good condition. Some lintels show minor rusting, paint chipping.	Refinish and repaint 3 exterior lintels at gym volume.	2	ESL	L	Refinish and repaint approx. 30 LF steel lintels. \$10 lf = \$300 + MU's						●	●			\$985
Fascia, Trim, Soffits & Overhangs																
Materials	Painted cementitious soffit material in poor condition, paint is peeling off in many areas.	Remove failing paint and repaint soffits.	2	ESL	L	Approx 2000 sf @ \$5 = \$10,000 + MU's						●	●			\$32,591
Sealants & Expansion Joints																
Window / Door Perimeter Sealant	Window and door perimeter sealants in newer portions of building (comm. center, kindergarten) are in good condition. Sealants on older portions of building are beginning to crack and peel.	Remove sealant between top of lintel and bottom of masonry on all building lintels to allow for proper masonry cavity drainage. Within the next 10 years, remove and replace all window and door perimeter sealants.	2	END	L	Remove approx. 450 SF sealant between lintel, masonry @ \$1.50 per lf = \$675 + MU's; Remove and replace approx. 1,200 LF perimeter sealant. @ \$3.50 to rout & replace = \$4,200 + MU's						●	●			\$15,895
Building Joint Sealant	Building joint sealant in newer portions of building (comm. center, kindergarten) are in good condition. Building sealants on older portions of building are beginning to crack and peel, deteriorate.	Remove existing building joint sealant, replace with new.	2	END	L	Remove and replace approx. 600 LF building sealant. @ \$3.50 to rout & replace =\$2,100 + MU's						●	●			\$6,843
Flashing																
Condition of joints	Flashing in typically good condition. One joint where school building meets pool building, flashing joint is in poor condition.	Address one flashing joint. No Action Required on rest of building.	3	ESL	L	Re-flash 5 LF of pool building masonry to school building roof transition. @ \$50 = \$250 + MU's						●	●			\$823
Roof Assembly & Flashing																
Age	1990s, 2007	Budget for replacement towards end of service life	3	ESL	L	106,500 SF EPDM Roofing @ \$12 demo-epdm-R38-tapers-walkways-flash 7 trim (re-use blocking) = \$1,278,000 + MU's;						●	●			\$4,165,101
Roof Edges and Copings	No parapet. All edges topped with EPDM flashing over roof edging, with a snap on aluminum fascia piece. Fascia pieces on new building are in good condition. Fascia pieces on old building are corroding, discoloring.	Recommend replacing fascia edging on old building - it is nearing the end of its life, and is unsightly.	2	END	L	Remove and replace 2,300 LF aluminum fascia, blocking behind no work, fascia demo & replace @ \$20 lf = \$4,600 +MU's Assume 9" tall flat profile						●	●			\$14,996
Condition of Flashings & Transitions	Flashings and transitions in typically good condition. There are two locations where flashing is damaged.	Replace damaged flashing.	2	END	L	Approx. 40 LF new aluminum flashing installed. @ \$20 = \$800 + MU's						●	●			\$2,609
Other Observations																

RIVERTON ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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			SEE LEGEND			EVALUATION CRITERIA										* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Outbuilding at building rear	Brick at outbuilding is spalling, mortar in some locations is wearing away. Aluminum fascia is corroded, stained. Double HM door and frame is heavily worn, dented, and rotting.	Replace spalling brick. Repoint brick. Replace aluminum fascia. Replace doors.			L	Replace approx. 20 SF brick. @ \$35 = \$700 + MU's; Repoint approx.30 SF brick. @ \$7.50 = \$225 + MU's; Remove and replace approx. 70 LF aluminum fascia.@ \$20 (blocking remains) = \$1,400 + MU's; Remove and replace set of double HM doors with new double HM door set. frames included @ \$2,400 leaf = \$4,800 + MU's						●	●			\$23,225
ELECTRICAL																
Fire Alarm	Faraday addressable control panel. System generally complies with current standards and ADA, although some notification circuit power supplies have batteries that have exceeded their anticipated useful life.	Replace any system batteries that are older than five years old. System will reach the end of its anticipated useful life within 15 years.	2	ESL	I/L	Carry \$1,000 + MU's for immediate for batteries. Carry complete system replacement for 104,100 sf for long term		●								\$424,438
Total Years 16 -20																\$5,307,738

LEGEND		
<u>Condition Level</u> 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	<u>Life Cycle (Age Factor)</u> N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	<u>Action Priority</u> I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	

Year 0 (Fiscal Year 2017) - Immediate Recommendations																
SITE																
Vehicular & Pedestrian Circulation																
DOT School Zone Markings/Signage at Street		Heavily traveled corridor where children cross.	Flashing pedestrian beacon needed at crossing by Deering Oaks.	0	OS	I	2 @\$10,000		●							\$30,100
ELECTRICAL																
Service		(2) 5" underground primary conduits to 300 kVA utility-owned padmount transformer. Underground secondary from padmount transformer to (3) service disconnects in main electric room. 1996 vintage. The grounding electrode system is not properly connected at the domestic water entrance; a connection is made to an interior water pipe in the boiler room. The school has had repeated issues with squirrels shorting the overhead utility primary, resulting in power outages due to blown utility cutouts.	Connect the grounding electrode system to the metal underground domestic water entrance in accordance with code requirements. Provide bonding for interior metal piping in accordance with code requirements. Further investigation by utility company is required to determine cause of shorts due to squirrel activity.	2	ESL	I	Carry \$5,000 + MU's for immediate grounding and bonding need.									\$7,525
Distribution System																
Panels		Panels are primarily a mixture of 1950 vintage Trumbull Electric panelboards that have exceeded their anticipated useful life and 1996 vintage Square D panelboards. A New Panelboard was recently added as part of the Health Center project, and a residential-grade Siemens load center is installed in the crawlspace beneath the Fitness Room. It was noted that panel P1A in the boiler is mounted higher than allowed by current NEC requirements. The load center located in the crawl space does not have adequate headroom by current code standards.	Replace existing Trumbull electric panelboards. Remove the residential grade panelboard from the crawl space and provide a panelboard located in accordance with NEC to supply the circuits currently fed from the load center. Perform infra-red scanning of 1990's and newer panelboards to assess condition of contacts and terminations.	2	OB	I	Carry complete power distribution system replacement 25% of 89,263 SF immediately									\$90,000
Wiring		Most of the wiring that can be viewed from a simple walk-through of the facility is building wire in metal conduit. Some old type NM nonmetallic sheathed cable (romex) was noted in the crawlspace. The wiring varies in age as systems have been added and modified over the years, but the 1950's vintage wiring has exceeded it's anticipated useful life.	Replace feeder wiring in conjunction with replacement of 1950's vintage panelboards. Type NM cable should be replaced with building wire in conduit or type MC cable as part of any planned renovations to the facility	2	OB	I	Similar to panels above, carry complete wiring replacement for power distribution system for 89,263 sf with 25% of value needed immediately									\$54,750
Branch Circuits		Some receptacles near sinks in science labs, in Tech Ed, and in the Kitchen do not appear to have GFCI protection as would be required by current code. Much branch circuit wiring was updated in 1996, but some 1950's branch circuit wiring that has exceeded its anticipated useful life appears to still be active. Extension cords are in use in some areas due to a lack of appropriately located receptacles.	Provide receptacles located appropriately for the current program. Provide GFCI protection as required by current code. Update existing 1950's vintage branch-circuit wiring to current standards. All wiring will have reached the end of it's anticipated useful life within 20 years.	2	OB	I	Carry complete wiring and device replacement for 89,263 sf with 25% of value needed immediately									\$93,750

LEGEND		
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			SEE LEGEND			EVALUATION CRITERIA										* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Total Year 0																\$276,125

LEGEND		
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1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA										* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations																	
SITE																	
Parking																	
General Layout Description	Observed parking in non-parking areas	Additional parking needed.	2	ESL	S	1200s.f. parking @\$4								●			\$9,005
Paving Materials	Bituminous - faculty lot poor	Mill and overlay faculty parking lot.	2	ESL	S	31,500 s.f.@\$1.25								●			\$73,866
Curbing Materials & Wheel Stops	Bituminous, Concrete at bus loop	Wheel stops needed at building parking.	2	ESL	S	20 curbstops @\$250		●									\$9,380
Number of Spaces (Regular & ADA)	1 ADA at front in bus loop, no panel at curb cut. Not fully striped. No ADA spaces in Faculty Lot.	Stripe ADA space at front loop. Add ADA spaces at faculty lot.	2	ESL	S	2 each \$125 120lf@\$1		●		●							\$693
Accessible Parking Signage		Add signage at all ADA spaces with painted chevron.	2	ESL	S	3@\$125 120LF@\$1		●		●							\$927
Vehicular & Pedestrian Circulation																	
Traffic Markings & Traffic Signage	Signs faded, some with graffiti.	Replace faded/vandalized signs.	2	ESL	S	4@\$125								●			\$937
Walkway Materials	Concrete	Needs repair.	2	ESL	S	400s.f.@\$6		●						●			\$4,502
Curb Cuts & Detectable Warning Strips	No panels at bus loop, panels needed where missing along street sidewalks.	Need panel and crossing at park aisle. Panel needed at crossing to Deering Oaks.	2	ESL	S	8 panels-160s.f.@\$60		●		●							\$144,075
Pedestrian Ramp Location & Materials	Concrete ramp at bus loop - poor condition. Brick ramp in need of repair.	Concrete in need of repair at bus loop ramp. Brick sidewalk repair at brick ramp. Need panel and crossing at park aisle. Panel needed at crossing to Deering Oaks.	2	END	S	520 s.f.@\$15		●		●							\$14,633
Service Area																	
Trash & Recycling Containers (# & Size), Trash Compactor (size)	1 - 4 yd. solid with screen. 1 - 8 yd solid at side. , no screen. 1 - 6 yd recycle at building, no screen.	Dumpster screening needed.	2	ESL	S	10' x 15' exclusive screened area w/8" concrete on 12" gravel & gate & bollards, \$5,750 + MU's										●	\$10,788
Site Furniture & Accessories																	
Types, Locations, Materials	Stone benches at front	Pedestrian trash bins needed.	3	ESL	S	2 bins @\$100								●			\$375
Site Drainage																	
Ponding	Erosion	Add curbing at dumpster - erosive flows.	2	ESL	S	30lf@\$10								●			\$562
Catch Basins	Observed debris.	Add field inlet at front seating. Clean field inlet basin at (Fitz?)/Deering. Recommend beehive cover in grass.	2	ESL	S	Catch Basin: 1 @\$2500 Beehive: 1@\$200 Cleaning: 1@\$200								●			\$10,130
STRUCTURAL																	

LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Foundations / Drainage	A. Slab settlement was noted based on dip at corner of gymnasium; unknown if settlement in this condition was active. Concern over tripping hazard.	Consult with geotechnical engineer; monitor for additional settlement. Remove portion of floor, apply leveler and replace floor.	2	END	S	10 SF@ \$100 = \$1,000 + MU's		●								\$1,876
Roof Construction	A. At health classroom, broken tectum noted at interface to higher roof; roof does not appear to be designed for drifted snow.	Replace tectum at low roof condition. Roof is technically grandfathered; recommend reinforcing high low roof conditions for drift. Shovel roofs when excessive snow is present.	2	END (at broken tectum area)	S	10 sf tectum replacement & reinforcement allow \$1000 + MU's		●								\$1,876
Roof Construction	C. High low roof condition likely does not meet current code for snow loading.	Roof is technically grandfathered; recommend reinforcing high low roof conditions for drift. Shoveling of drifts recommended in the interim.	3	ESL	S	3,500 SF add joists or reinforce, sister 2 x 12 48" o.c. \$1.50 sf = \$5,250 + MU's		●								\$9,854
Exterior Wall Construction	A. Terra cotta tile elements are spalling at edges.	Replace terracotta tile with metal panels	2	END	S	1,500 SF @ \$15 demo-replace = \$22,500 + MU's						●	●			\$42,213
Exterior Wall Construction	B. Some masonry cracking/missing mortar noted. Embedded steel beam at boiler room has caused weakened plane and masonry cracking.	Repoint masonry veneer; rebuild condition at boiler room	2	ESL	S	30 sf at boiler room; 300 lf joint repointing; some cracks extend through thickness of wall.\$5,000 allow + MU's						●	●			\$9,380
Additional Observations	Brick masonry chimney at roof has some missing mortar and brick spalling.	Repair areas	2	ESL	S	5 sf masonry repair. \$50 sf = \$250 + MU's						●	●			\$474
BUILDING EXTERIOR																
Windows																
Frame Materials	Thermally broken aluminum storefront window system, glass block at egress stairs	Glass block at egress stairs is broken in many places - recommend removing and replacing entirely with storefront window system	1	END	S	900 SF \$85 sf w/demo = \$76,500 + MU's		●				●	●			\$143,516
Roof Assembly & Flashing																
Other	Roof hatch is located less than 10-feet away from roof edge and not code compliant	Recommend installing safety rail along roof edge at area of roof hatch and adding	2	OB	S	10 LF of galvanized roof mounted safety rail \$125 lf = \$1,250 + MU's		●	●							\$2,350
Exterior Stairs and Ladders																
Locations and Materials	(5) exterior egress door locations are not ADA compliant with steps down to grade or with non-compliant wood ramp	Provide code compliant ramps and handrails			S	(5) locations: at each, assume 100 SF of concrete ramp and 40 LF of galvanized guardrails \$25,000 per location dig-bf- foundation-ramp slab-rails-gravels x 5 = \$125,000 + MU's			●	●						\$234,498
BUILDING INTERIOR																
Stairs and Exits																
Guardrails (height, sphere)	32-inch high guardrails do not meet code required height requirement	Replace with painted metal code compliant guardrails with continuous handrails	1	OB	S	(3) stairs, 2 flights each \$4,000 per stair tower demo-replace wall-hand rails = \$12,000 + MU's			●	●						\$22,512
General Purpose Classrooms																
Door Widths and Clearances	3' x 7' - lack 12-inch ADA clearance on push side due to 30-inch deep wall	If building undergoes major renovation, recommend widening doorways into 50 rooms	1	OB	S	Demolition and replacement of 3'x10' wall at 50 locations reframe door openings \$250 ea = \$12,500 + MU's; \$1,000 new doors & frames x 50 = \$50,000 + MU's == TOTALS = \$62,500 + MU's				●						\$117,252
Family & Consumer Science (Home Ec.)																

LEGEND		
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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Sinks (ADA compliance)	Sinks are not ADA compliant	Provide (1) ADA compliant sink and work station	2	ESL	S	15 LF of PLAM base cabinets @ \$275 w/demo = \$4,125 + MU's; and (1) ADA sink with knee space = \$1,500 + MU's demo-use exist rough = = TOTALS \$5,625 + MU's				●						\$10,552
Library / Media Center																
Circulation Desk	Wood veneer with plastic laminate countertop - not ADA accessible	Replace 4-foot section of circulation desk to make ADA compliant	2	OB	S	4 LF circ desk millwork @ \$500 = \$2000 + MU's				●						\$3,752
Gymnasium																
Drinking Fountains	Yes - not ADA compliant	Replace drinking fountain with ADA compliant drinking fountain	1	OB	S	(1) drinking fountain \$1,500 use exist rough + \$500 cane protectors = \$2,000 + MU's				●						\$3,752
Door Hardware	Code compliant and in good condition except for 2 sets which are non-compliant	Replace (2) door opening hardware sets	2	ESL	S	(2) door hardware sets \$500 ea = \$1,000 + MU's				●						\$1,876
Locker Rooms																
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	(1) ADA folding bench seat missing from Girls Locker (1) ADA shower head and control missing from Boys locker room	Provide: (1) ADA folding bench seat at Girls Locker (1) ADA shower head and control at Boys locker room	2	ESL	S	(1) ADA folding bench seat at Girls Locker \$500 + MU's; (1) ADA shower head and control at Boys locker room & tie into exist plumbing & patch \$1,000 + MU's				●						\$2,817
Locker Area Toilet Rooms																
Plumbing Fixtures	Ceramic wall mounted sinks and urinals, floor mounted toilets - no ADA sinks	Remove and replace (2) ADA lavatories	2	ESL	S	Remove and replace (2) ADA lavatories \$1,500 ea + \$500 alter existing rough = \$2,000 x 2 = \$4,000 + MU's				●						\$7,504
Nurse and Health																
Sinks (ADA compliance)	Yes, but not ADA compliant	Provide ADA compliant sink and cabinet unit	2	ESL	S	(1) sink and 30-inch casework unit \$300 If cabinet & solid surface top + \$2,250 new sink & rough = \$3,000 + MU's				●						\$5,628
FOOD SERVICE																
Food Service Equipment	Generally in good condition; prep tables with wood butcher block tops are obsolete	Replace butcher block prep tables with stainless steel prep tables	2	ESL	S	(2) 6-foot tables \$2,500 per table = \$5,000 + MU's		●	●							\$9,380
ELECTRICAL																
Life Safety	Area-of-rescue assistance communication is installed between the main entrance vestibule and stair landings.	The system will reach the end of its anticipated useful life within 10 years.	3	ESL	S	Carry \$5,000 + MU's										\$9,380
Fire Alarm	The fire alarm control panel is a Simplex 4002 series conventional zoned system. Occupant notification is not compliant with current code or ADA except in the Health Center.	Udate to fully addressable system.	1	ESL	S	Carry complete system for 89,263 sf										\$209,412
Emergency Lighting	Emergency battery units with integral and remote heads. Heads are a mixture of LED and incandescent. LED illuminated exit signs with integral battery backup.	Replace older units as they fail. Provide outdoor emergency lighting at building exits. All units will need to be replaced within 20 years	2	ESL	S	Carry addition of 8 outdoor units in short term and full replacement of (40) indoor units long term.										\$41,272
SECURITY																

LEGEND		
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Security Camera System	None	Provide web-based security camera system with DVR	-	-	S	Assume 48 cameras	●									\$187,598
Security Camera System	Graffiti noted on skylights, roof top units, and walls accessed from roof	Recommend installation of exterior security cameras at roof to monitor access	2	ESL	S	4 Security cameras \$2,500 (monitor excluded) x 4 = \$10,000 + MU's	●									\$18,760
Total Years 1 - 5																\$1,377,356

LEGEND		
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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations																	
PLUMBING																	
Hot Water System	Electric Water heaters (40 gal) (Mfg 2003) Boiler rm & kitchen. A steam indirect water heater/storage is located under the gym in the crawl space.	Electric Water heaters service life is 15 years--replace. Replace indirect steam water heater gym crawl space with gas fired storage DHW.	2	END	L	(2) 40 gal electric WH with dual 4500 elements. Gas fired 100 gal 199MBH Commercial w/recirc pump & mixing valve											\$46,590
Domestic Distribution System (1950s bldg)	Cooper with lead solder end of service life.	Replace distribution beyond service life	2	END	L	\$/SF @ 60K SF											\$1,397,700
Sanitary Waste and Vent System (1950s bldg)	Cast iron and PVC	Replace sanditary beyond service life	2	END	L	\$/SF @ 60K SF											\$698,850
Storm Drain System (1950s bldg)	Cast iron and PVC	Replace storm beyond service life	2	END	L	\$/SF @ 60K SF											\$419,310
MECHANICAL																	
Heating Plant	(2) Burnham 5L-200-50-0-WLB, 6695MBH (1990's mfg) Steam boilers. Boilers deliver both steam and HW throughout the original building and addition. The steam to hot water HX and pumps are located in the boiler room. Combustion air via high/low wall louvers.	Current boilers are about 15 years old with about 10 years service life left. Convert steam boilers/system serving the original building to HW.	2	END	L	Replace steam boilers with HW gas condensing boilers (3) 2,000 MBH and appurtenances (e.g. expan tank)											\$737,675
Air Conditioning (Yes/No/Limited)	Limited: Roof top AC-1 Serves Admin. (mfg 1996)	Beyond service life (15 yrs). Replace with upgraded AC (RTU) with VAV reheat.	2	END	L	Replace 7.5 ton RTU in kind. Figure (6) VAV boxes w/reheat											\$85,415
Air Handling Unit Systems (1950 Original)	indoor H & V air handlers (original vintage) serve Gym, Lockers, Choral areas.	Units are vintage and beyond service life. Replace with rooftop ERUs w HW coils at time of steam to HW convverston. Add ERUs with HW coils to serve remainder of 1950s building.	2	END	L	Figure (3) 6,000 cfm Roof top ERUs Figure (3) 2,500 cfm Roof top ERUs Figure ducwork (uninsulated) at \$/SF @ 60K SF.											\$1,001,685
Air Handling Unit Systems (1996)	Roof top H & V (1996 mfg) serve the 2nd flloor-B classes, Café, and Library.	Units are vintage and near end of service life (5 years left). Recommend upgrading with new H &V units in kind.	2	END	L	Figure (2) 5,000 cfm roof top H & V units.											\$139,770
Pumps	Base mount heating 1996 mfg. Lead/Lag.	Pumps are at end of their service life. Replace with new VFD pumps sized larger at time of steam to HW conversion.	2	END	L	Figure (2) 300 GPM 60fthd with VFD Base mount											\$69,885
Terminal Unit Systems	Hot water duct coils and fintube 1996 mfg. Steam unit ventilators and fintube original vintage.	Replace steam Uvs and heating fintube, etc. at time of hot water conversion. Replace 1996 existing HW coils	2	END	L	(1996) Figure (30) 30MBH HW coils (Original) 1000 ft fintube											\$427,075
Exhaust Systems	Mostly via rooftop exhaust fans 1996, roof ventilators for 1950s.	Roof top exhaust fans are nearing their 25 year service life. Replace with new in kind.	2	ESL	L	Figure (2) 1500 cfm roof fans											\$31,060

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Piping System	Steam is 1950s schedule 40 and HW is 1996 sched 40 and copper.	Replace steam piping with HW piping with insulation at time of steam to HW conversion.	3	END	L	Figure \$/SF @ 60K SF										\$2,018,900
Automatic Temperature Controls	Some DDC electric (1996) and mostly pneumatic	Upgrade DDC electric at time of hot water conversion.	2	END	L	Figure \$/SF @ 90K SF										\$737,675
ELECTRICAL																
Equipment	(2) 400-amp fusible switches, (1) 800 amp Main circuit breaker in Main Distribution Panel MDP. 1996 vintage	Perform infra-red scanning of the service equipment to assess condition of contacts and terminations. Equipment will need to be replaced within 20 years	2	ESL	L	Carry complete replacement for (2) 400A switches and (1) 800A Panelboard.										\$74,792
Distribution System																
Panels	Panels are primarily a mixture of 1950 vintage Trumbull Electric panelboards that have exceeded their anticipated useful life and 1996 vintage Square D panelboards. A New Panelboard was recently added as part of the Health Center project, and a residential-grade Siemens load center is installed in the crawlspace beneath the Fitness Room. It was noted that panel P1A in the boiler is mounted higher than allowed by current NEC requirements. The load center located in the crawl space does not have adequate headroom by current code standards.	Replace existing Trumbull electric panelboards. Remove the residential grade panelboard from the crawl space and provide a panelboard located in accordance with NEC to supply the circuits currently fed from the load center. Perform infra-red scanning of 1990's and newer panelboards to assess condition of contacts and terminations.	2	OB	L	Carry complete power distribution system replacement 75% of 89,263 SF										\$419,310
Wiring	Most of the wiring that can be viewed from a simple walk-through of the facility is building wire in metal conduit. Some old type NM nonmetallic sheathed cable (romex) was noted in the crawlspace. The wiring varies in age as systems have been added and modified over the years, but the 1950's vintage wiring has exceeded it's anticipated useful life.	Replace feeder wiring in conjunction with replacement of 1950's vintage panelboards. Type NM cable should be replaced with building wire in conduit or type MC cable as part of any planned renovations to the facility	2	OB	L	Similar to panels above, carry complete wiring replacement for power distribution system for 89,263 sf with 75% of value needed over long term										\$255,080
Branch Circuits	Some receptacles near sinks in science labs, in Tech Ed, and in the Kitchen do not appear to have GFCI protection as would be required by current code. Much branch circuit wiring was updated in 1996, but some 1950's branch circuit wiring that has exceeded its anticipated useful life appears to still be active. Extension cords are in use in some areas due to a lack of appropriately located receptacles.	Provide receptacles located appropriately for the current program. Provide GFCI protection as required by current code. Update existing 1950's vintage branch-circuit wiring to current standards. All wiring will have reached the end of it's anticipated useful life within 20 years.	2	OB	L	Carry complete wiring and device replacement for 89,263 sf with 75% of value needed over long term										\$436,781
Site Lighting (type & material)	There are no existing pole lights. It appears that some areas of the site are not illuminated to levels recommended by IES.	Provide full-cutoff LED site lighting to provide illumination as recommended by IES.			L	Carry adding (8) LED pole lights										\$111,816
Exterior Building Lighting	Primarily LED wall packs with full cutoff optics. Recessed fixtures that appear to utilize HID or compact fluorescent lamps remain at a couple of entrance canopies. It appears that some outdoor areas are not illuminated to levels recommended by IES.	Update remaining HID or compact fluorescent lighting to LED with full cutoff optics as units fail. Add outdoor lighting to provide illumination as recommended by IES. All existing outdoor lighting will reach the end of its anticipated useful life within 20 years.	2	END	L	Carry replacing 18 wall packs using LED wall packs.										\$25,625
Interior Lighting																

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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			SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Classrooms	Lens troffers with T8 fluorescent lamps	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	ESL	L	Carry complete interior lighting replacement for 89,263 sf										\$1,615,120
Offices	Recessed fluorescent with parabolic diffusers and T8 lamps.	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	ESL	L											
Corridors	Lens troffers with T8 fluorescent lamps	Update lighting to LED as part of any planned facility renovations.	2	ESL	L											
Toilets	Mix of recessed lens troffers and wraparound fluorescent fixtures. Fixtures utilize T8 lamps.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L											
Mech/Storage	Fluorescent strips with T8 fluorescent lamps.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L											
Assembly	Performance lighting on stage is incandescent controlled by manual dimmers	Provide LED performance lighting and an architectural dimming system	2	OB	L											
Gym	T8 fluorescent high bay pendant luminaires	Update lighting to LED as part of any planned facility renovations.	2	ESL	L											
Emergency Power	A small 2010 vintage Briggs and Stratton single-phase generator that is located on the roof of the mechanical room provides backup power to the UPS at the City's network core rack.	The generator will need to be replaced within 20 years	3	ESL	L	Carry 5-kW natural gas genset in outdoor enclosure and 60A ATS										\$27,178
Data System (& Service)	3" Entrance conduit shared with CATV. Cat 6 ISP cable plant. A city network core is housed in an open rack located in the main electric room. One IDF is located in an enclosed wall mounted cabinet in a shared space and one IDF is located in an open wall mounted patch panel in a classroom that appears to have once been a computer lab. Abandoned unused Category 5 cabling and infrastructure was noted at the MDF location.	Remove abandoned Cat. 5 infrastructure and cabling. Provide dedicated equipment spaces to house IDF's.	2	ESL	L											\$15,530
Total Years 6 - 10																\$10,792,822

LEGEND		
<u>Condition Level</u> 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	<u>Life Cycle (Age Factor)</u> N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	<u>Action Priority</u> I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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Category	Description and General Comments	Recommended Action	See Legend			Quantity Info	Evaluation Criteria										* Opinion of Probable Cost
			Cond. Level	Life Cycle	Action Priority		Security	Health & Safety	Code Compliance	ADA/ Accessibility	Sustain - Ability	Extending Bldg. Life	Operation & Maintenance	Impact on Learn. Env.	Aesthetics & Appearance		
Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations																	
																\$0	
BUILDING INTERIOR																	
General Notes																	
Wall Finish Materials	Painted GWB and CMU	Recommend budgeting for repainting all interior walls towards the end of the 20-year plan period	-	-	L	Base on 89,263 GSF @ \$2 per sf floor area = \$178,530 + MU's							●	●		\$520,049	
Floor & Base Finish Materials	Broadloom carpeting throughout the building is stained and worn and is nearing the end of its expected service life	Recommend replacing carpet with non-wax quartz floor tiles	-	-	L	81,000 SF \$5.75 demo-prep-new flooring = \$465,750 + MU's							●	●		\$1,356,698	
Ceiling Finish Materials	ACT throughout the building was noted to be sagging, stained, and generally showing wear	Recommend replacement of all ACT ceilings towards the end of the 20-year plan period	-	-	L	81,000 SF 50% 2x2 @ \$6 & 50% 2x4 @ \$4.50 = \$425,250 + MU's							●	●		\$1,238,730	
Main Entrance																	
Entrance Mats	Loose carpet mat - worn	Replace walk-off mat	1	END	L	100 SF @ \$20 = \$2,000 + MU's							●	●		\$5,826	
Stairs and Exits																	
Ceiling Finish Materials	Painted plaster ceilings - peeling and mildew noted in several locations at original building	Repair and repaint plaster ceilings	2	ESL	L	550 SF \$3 sf = \$1,650 + MU's							●	●		\$4,810	
General Purpose Classrooms																	
Wall Finish Materials	Peeling of paint of some cracking along exterior walls was noted, possibly due to a moisture issue	Recommend further investigation of moisture problem In addition to repainting noted in General Notes above, remove peeled paint and make repairs to plaster finish	2	ESL	L	2,000 sf patch & repair walls @ \$3 = \$6,000 + MU's							●	●		\$17,478	
Visual Display Surfaces	Markerboard overlay on original chalk board	Although in fair condition, recommend replacing with new markerboards	2	END	L	(45) 24-ft markerboards 4,320 sf @ \$30 demo-replace = \$129,600 + MU's							●	●	●	\$377,519	
Science Classrooms																	
Visual Display Surfaces	Marker boards and tack boards	Provide new markerboards			L	(4) 24-ft markerboards 384 sf @ \$30 demo-replace = \$11,520 + MU's							●	●	●	\$33,562	
Family & Consumer Science (Home Ec.)																	
Visual Display Surfaces	Marker boards and tack boards	Provide new markerboards			L	(1) 24-ft markerboard 96 sf \$30 demo-replace = \$2,880 + MU's							●	●	●	\$8,390	
Art Classrooms																	
Visual Display Surfaces	Marker boards and tack boards	Provide new markerboards			L	(1) 24-ft markerboard 96 sf \$30 demo-replace = \$2,880 + MU's							●	●	●	\$8,390	
Library / Media Center																	
Visual Display Surfaces	Limited number of tack boards	Recommend providing markerboard	2	ESL	L	(1) 8-ft markerboard 32 sf \$30 demo-replace = \$960 + MU's							●	●	●	\$2,797	
Gymnasium																	
Floor & Base Finish Materials	Clear finish wood floor, vented metal base	Refinish Wood Floor	2	ESL	L	4600 SF							●	●	●	\$218,470	

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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			SEE LEGEND			EVALUATION CRITERIA											
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	* OPINION OF PROBABLE COST	
Backstops (quantity, mounting type, manual/motorized)	(1) manually operated ceiling mounted backstop - good (5) fixed wall mounted backstops - fair	Replace worn out backstops	2	END	L	(4) wall mounted fixed backstops \$4,000 ea = \$16,000 + MU's						●	●	●		\$46,607	
Visual Display Surfaces	(2) tackboards	Recommend providing markerboard	3	ESL	L	(1) 8-ft markerboard 32 sf \$30 demo-replace = \$960 + MU's						●	●	●		\$2,797	
Weight Room / Fitness Room																	
Floor & Base Finish Materials	Clear finish wood floor and sheet vinyl - both in poor condition	Replace vinyl flooring with new sheet vinyl flooring and refinish wood floor	2	ESL	L	1,200 SF Vinyl Flooring \$6.50 demo-replace = \$7,800; 1,200 SF Wood Flooring refinish-sand-seal \$5 = \$6,000; TOTALS \$13,800 + MU's						●	●			\$40,200	
Visual Display Surfaces	Obsolete markerboard surface tacked to wall	Provide new tackboards and markerboards	1	OB	L	(2) 8-ft markerboards \$25 = \$1.600; (2) 8-ft tackboards \$15 = \$960; TOTALS \$ \$2,560 + MU's						●	●	●		\$7,461	
Locker Rooms																	
Floor & Base Finish Materials	Painted concrete and rubber base	Base is in poor condition - replace	2	ESL	L	300 LF wall base \$3.50 lf demo-replace =\$1,050 + MU's						●	●			\$3,058	
Shower Configuration (Gang, Stalls)	Individual stalls with changing compartments	Install missing curtains at compartments	2	ESL	L	(24) shower stall curtains & rods @ \$125 =\$3,000 + MU's						●	●			\$8,739	
Locker Area Toilet Rooms																	
Toilet Partitions	Painted metal compartments in poor condition	Replace with solid plastic toilet compartments	2	END	L	(2) ADA toilet compartments @ \$1500 w/demo = \$3,000 + MU's; (1) toilet compartment @ \$1,250 w/demo = \$1,250 + MU's						●	●			\$12,387	
Student Toilet Rooms																	
Toilet Partitions	Painted metal - in poor condition	Replace with solid plastic toilet compartments	1	END	L	(8) ADA toilet compartments \$1,500 w/demo = \$12,000; (20) toilet compartments \$1,250 =\$25,000; TOTALS \$37,000 + MU's						●	●			\$107,778	
Staff Toilets																	
Floor & Base Finish Materials	Sheet vinyl flooring and rubber base - worn	Replace flooring with non-wax quartz tile flooring and rubber base	1	END	L	(5) rooms at 75 SF each \$5.75 = \$435 per room x 5 =\$2,175 + MU's						●	●			\$6,339	
Mechanical and Service Spaces																	
Other	Access ships ladder in poor condition	Replace with galvanized metal ships ladder	1	OB	L	Ships ladder, 5-ft height \$3,000 + MU's						●	●			\$8,739	
FOOD SERVICE																	
Floor Finish & Base Materials	Epoxy painted floor in fair condition	Re-coat floor with epoxy paint	2	END	L	1,000 SF \$2 sf = \$2,000 + MU's						●	●			\$5,826	
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood doors - worn	Replace doors	2	END	L	(4) doors \$500 ea demo-replace leaf-frame remains-reinstall salvaged hdwr = \$2,000 + MU's						●	●			\$5,826	

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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			SEE LEGEND			EVALUATION CRITERIA										* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Door Hardware	Compliant, but worn	Replace hardware sets	2	END	L	(4) door hardware sets (room entry only, no closers or special hdwr) \$500 ea = \$2,000 + MU's						●	●			\$5,826
Total Years 11 - 15																\$4,054,302

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA										* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations																	
																	\$0
BUILDING EXTERIOR																	
Exterior Wall Cladding																	
Spalling, Staining, Efflorescence	Some staining noted throughout	Clean isolated areas of brick veneer	2	ESL	L	Assume 500 SF @ \$2.50 = \$1,250 + MU's						●	●				\$4,082
Windows																	
Sills	Precast concrete sills - in fair condition with some areas of cracking and open joints	Replace damaged pre-cast sills	2	END	L	Assume 30 LF @ \$50 demo-replace = \$1,500 + MU's						●	●				\$4,894
Sills		Repoint joints between pre-cast sills	2	END	L	100 LF \$2.50 = \$250 + MU's						●	●				\$823
Exterior Doors (not including Main Entry)																	
Materials	Original Building: Mix of field painted aluminum entrances (in poor condition) and painted hollow metal doors in either metal or wood frames	Replace doors, frames, and hardware with new aluminum entrances	1	END	L	(4) pairs of doors (11) single doors \$2,500 door-frame-panic hdwr-closer x 19 = \$47,500 + \$1,500 door leaf demo = \$49,000 + MU's						●	●				\$159,695
Fascia, Trim, Soffits & Overhangs																	
Materials	Painted GWB ceiling at entry canopy, some paint peeling near window below	Repair GWB and repaint	2	ESL	L	10 SF \$10 sf = \$100 + MU's						●	●				\$325
Sealants & Expansion Joints																	
Window / Door Perimeter Sealant	Sealants were observed in various condition	Recommend removal and replacement of all perimeter sealants	2	END	L	5,000 LF \$3.50 rout & reseal = \$17,500 + MU's						●	●				\$57,039
Building Joint Sealant	Sealants were observed in various condition	Recommend removal and replacement of all joint sealants	2	END	L	300 LF w/backer rods route & reseal = \$5 lf = \$1,500 + MU's						●	●				\$4,894
Roof Assembly & Flashing																	
Age	60% of roof: 4 years (installed 2012) 40% of roof: 21 years (installed 1995)	Given the age of the older portion of the roof is nearing the end of its expected service life, recommend budgeting for a full roof replace during the plan period	3	ESL/END	L	55,297 SF Black EPDM demo-R38 new system w/perimeter trims 7 flashings-drains-walkways-tapers-crickets (blocking re-used) \$12 sf = \$663,600 + MU's						●	●				\$2,162,728
Condition of Flashings & Transitions	Overall in good condition	Replace lead coated copper roof to wall flashing at chimney with new stainless steel flashing	3	ESL	L	50 LF @ \$50 = \$2,500 + MU's						●	●				\$8,153
Skylights																	
Curbs	Typical of roof mounted equipment 2 units are located directly adjacent to a building expansion joint and water is collecting between the joint and skylight curb	Recommend roof-to-wall expansion joint detail at this location when new roof is installed	2	ESL	L	60 LF \$50 lf expansion joint & cover assembly \$3,000 + MU's						●	●				\$9,777
Exterior Stairs and Ladders																	
Locations and Materials	Roof ladders - rusting and corroding	Remove corrosion, prime and paint	2	ESL	L	(4) 12-ft ladders \$500 per ladder x 4 = \$2,000 + MU's						●	●				\$6,518

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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			SEE LEGEND			EVALUATION CRITERIA										* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
															Total Years 16 -20	\$2,418,928

LINCOLN MIDDLE SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	

Year 0 (Fiscal Year 2017) - Immediate Recommendations																
SITE																
Site Furniture & Accessories																
Bicycle Racks	2 at rear (full)	Relocate racks out of fire lane. Install additional racks as they appear full.	2	ESL	I	Quantities to be relocated? (2) .. Quantities additional (# of bike stall count) Relocate 4@\$100 New: 2@\$750		●								\$2,859
MECHANICAL																
Heating Plant	(2) steam boilers. (1) HB smith 28A-S-12, 2600 MBH, 2000 yr est.; (1) HB Smith GO28HE-7, 1,700MBH 2014 yr. Steam heating to building is limited to original and gym. Hot water conversion to classrooms during renovation. Boiler feed system is aged and in need of upgrade; feed pump replacd. Combustion air fan NEW 2014.	Replace failing boiler feed unit.	1	END	I & L	(Year 0) Replace boiler feed pump unit (4,500#/hr).						●	●			\$38,000
Total Year 0															\$40,859	

LEGEND		
<u>Condition Level</u> 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	<u>Life Cycle (Age Factor)</u> N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	<u>Action Priority</u> I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA										* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations																	
SITE																	
Parking																	
Curbing Materials & Wheel Stops	No wheel stops	Wheel stop/Pedestrian guard needed.	2	ESL	S	Quantities not clear (15), allow \$125 per wheel stop + MU's 15 stops \$250		●								\$7,034	
Number of Spaces (Regular & ADA)	1 ADA at rear - not compliant	Add 1 ADA parking space (for a total of 2). Paint parking aisle and accessible route to building.	2	ESL	S	\$350 ADA sign + \$175 restriping = \$525 + MU's		●		●						\$985	
Vehicular & Pedestrian Circulation																	
Traffic Markings & Traffic Signage	No Fire Lane Signs	Install fire lane/no parking signs	0	OS	S	Quantity unclear (2), allow n + MU's 2 each \$125		●								\$469	
Curb Cuts & Detectable Warning Strips	No panels	Install panels at crosswalk.	0	OS	S	Quantity unclear, 1 at each side of street for 2 total? .. Assume cut out existing pavement and provide detectable warning strip @ 2 locations? CORRECT 2each: 40sf@\$60		●		●						\$9,005	
Site Furniture & Accessories																	
Types, Locations, Materials	Granite benches throughout.	Recommend bollard(s) to restrict cars through fire lane.	2	ESL	S	Quantities? .. will assume 6"steel concrete packed & painted u.n.o. (10) 10 each @\$1000		●								\$18,760	
Service Area																	
Trash & Recycling Containers (# & Size), Trash Compactor (size)	1- 8 yd solid, 1- 6 yd recycle. No screening.	Install screening.	2	ESL	S	10' x 15' exclusive screend area w/8" concrete on 12" gravel & gate & bollards, \$5,750 + MU's									●	\$10,788	
Fencing																	
Locations & Materials	Chain link around school. Corner fence/grade attenuation. Sections missing/sagging.	Needs repair.	2	ESL	S	Need lf of repairs (60 FT) needed and fence height (6 FT) .. 60LF\$30								●		\$3,377	
Site Topography																	
Characteristics	Poor grass cover in play area.	Reestablish green area.	2	ESL	S	Need sf of new lawn area (12, 200) , will assume reseed, aeration, and lawn feeding only with minimal new loam u.n.o. 12,200s.f.@\$0.75								●	●	\$17,164	
Site Drainage																	
Ponding	Ponding/drainage needs attention at Dumpster area	Install curbing and catch basin and connect to existing drainage.	1	END	S	Curbin quantity & type? (150 FT BITUMINOUS) .. Lf of pipe run to connect to existing storm system (50 FT)? Curb: 150lf@\$10 CB: 1@\$2500 Pipe: 50lf@\$50								●		\$8,102	

LEGEND		
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3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
STRUCTURAL																
Roof Construction	A. Some blocking has been added though some is still missing; some joists have been sistered; and a couple of the steel rods for the ceiling have been replaced. Roof layout includes high/low conditions.	Add missing blocking.	3	ESL	S	16 partial lines of blocking. Extent unclear, assume each "partial line of blocking" means one location between adjacent set of roof joists 4' o.c., so am providing 64 total lf of blocking between joist, = 10 bf per location x 16 = 160 bf blocking @ \$5 = \$800 + MU's, increase to 320lf		●				●	●			\$7,510
Roof Construction	B. Flat roof susceptible to drift most likely not designed for drifting.	Roof is technically grandfathered; recommend reinforcing high low roof conditions for drift by adding new wood joists between existing joists. Shoveling of drifts recommended in the interim.	2	ESL	S	2,500 sq ft of roof, assume sistering @ 48" o.c. = 625 lf sistering assuming 2 x 12 = 1,250 bf sistering @ \$5 bf = \$6,250 + MU's increase to 960lf		●				●	●			\$18,018
Roof Construction	C. The is a wood bell tower on the east end of the roof. The paint on the wood is flaking and the wood appears to be deteriorating.	Repair bell tower and verify that its connections to the main roof structure.	1	END	S	One bell tower, allowance lump sum \$10,000 + MU's						●	●			\$18,760
Roof Construction	A. Stains and fasteners are visible in the gypsum planks. Gypsum planks susceptible to moisture.	Verify Integrity by opening roof membrane in selected area and observing top side condition.	2	ESL	S	Open 5 locations & infill & seal after inspectio (correct) n, \$250 per location = \$1,250 + MU's, excludes eng'g analysis						●	●			\$2,350
Roof Construction	B. Flat roof susceptible to drift near higher roof. Most likely not designed for drifting.	Roof is technically grandfathered; recommend reinforcing high low roof conditions for drift by reinforcing long span joists. Shoveling of drifts recommended in the interim.	2	ESL	S	1,700 sq ft of roof, assume sistering @ 48" o.c. = 425 lf sistering assuming 2 x 12 = 850 bf sistering @ \$5 bf = \$4,250 + MU's, the existing framing is steel bar joists, wood sistering will not work. Carry reinforce the top and bottom chord of all 14 bar joist by welding steel plate to the bottom flange and rods to the top flange.		●				●	●			\$15,949
Roof Construction	A. Flat roof susceptible to drift near higher roof. The age of the design is unknown as is whether the roof was designed for drifting.	Roof is technically grandfathered; recommend investigation if reinforcing is required. Shoveling of drifts recommended in the interim.	3	ESL	S	500 sq ft of roof, assume sistering @ 48" o.c. = 125 lf sistering assuming 2 x 12 = 250 bf sistering @ \$5 bf = \$1,250 + MU's, roof is steel so wood will not work here, assume 160lf of add joist similar to line 116		●				●	●			\$7,205
Roof Construction	<u>Additional connectors/1-story spaces between the east building and the north-west building</u> (houses mechanical spaces): concrete slab spanning to steel beams supported by steel columns or bearing in masonry. Some of the framing is supported by newer lally-columns (past retrofit) unknown if the retrofit was to address drift loads.	Roof is technically grandfathered; recommend reinforcing investigation if reinforcing is required. Shoveling of drifts recommended in the interim.	3	ESL	S	~1,500 sq. ft., assume steel sistering @ 48" o.c. = 315 lf sistering SAY 6 #/lf joists = 1,890 # steel @ \$4 # = \$7,560 + MU's (correct)		●				●	●			\$14,185

LEGEND		
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Exterior Wall Construction	Additional connectors/1-story spaces between the east building and the north-west building A. Damage brick on the inside noted in one location (north wall just above the foundation wall). The custodian explained that other locations had been repaired (working one room at a time)	Repair brick	2	ESL	S	1 locations noted, scope sf area unclear, for small area< 5 sf, allow \$100 + MU's (correct, small areas, does this overlap with item/line 146?)						●	●			\$187
Exterior Wall Construction	South-west building: A. localize spots missing mortar or with broken bricks	Repoint areas/repair bricks	2	ESL	S	10 locations at east façade, 2 locations at west façade (above doors) 3 damage brick (corner and west façade doors), assume < 5 sf per location @ \$20 = 12 locations x 5 = 60 sf @ \$20 = \$1,200 + MU's (correct, all small areas)						●	●			\$2,256
Exterior Wall Construction	North-west building (gym): A. No ties visible between CMU back up wall and framing steel.	Grandfathered in. Recommend tying CMU to steel beam with steel angle at 4ft oc. around gym perimeter.	2	ESL	S	Gymnasium perimeter ~360ft, assume 8 #/lf structural angle with set tabs on cmu side, set tabs into cmu grout & weld to steel continuous @ \$35 lf labor & materials = \$12,600 + MU's (correct)		●				●	●			\$23,640
Exterior Wall Construction	B. The CMU back up wall on the west façade has multiple stepped cracks.	Investigate source of damage and repair cracks.	2	END	S	~100 lf crack stich @ \$50 = \$5,000 + MU's		●				●	●			\$9,380
Exterior Wall Construction	C. Cracks are visible in the brick as well as some brick damage. The parapet at the north façade east end appear to not be tied into the remaining brick.	Repairs cracks and bricks. Tie parapet	2	END S		4 locations (corner and west façade, sf area unknown allow \$250 per location = \$1,000 + MU's; parapet length to tie in unknown, cannot be estimated. 15lf		●				●	●			\$3,285
Exterior Wall Construction	F. North entry: large canopy shows damage on the underside.	Verify damage is not structural. Repair	2	END	S	One canopy, sf area & type of damage unclear, allow \$1,000 + MU's (added photos - 75 SF painted ext GWB to be repaired and painted, 25 LF of metal roof edge replacement)		●				●	●			\$2,350
Exterior Wall Construction	E. West entry is brick with a gable roof with wood siding and shingle roof. The decorative brick pattern is spalling. The wood siding paint at the gable is peeling.	Fix brick and repaint gable face	2	END	S	Brick repair ~10 locations, sf area per location unknown, allow \$250 location = \$2,500 + MU's; Paint ~ gable end, sf area gable repair unknown (50 sf ft), allow 100 sf @ \$5 clean-prep-repaint = \$500 + MU's						●	●			\$5,161
Exterior Wall Construction	Geodesic dome: the walls (below the dome portions) are there edge of the planters, insulation, and wood siding. In several locations the wood is rotting.	Replace rotting panels. Verify the walls are sounds	2	END	S	Area sf of rotted unclear, allow 100 sf (correct) @ \$15 = \$1,500 + MU's		●				●	●			\$2,817

LEGEND		
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Additional Observations (Site)	A. Entry roof at ground floor: the roof is metal bearing on a frame of HSS steel beam and column. The frame paint is peeling.	Repaint steel to protect it.	2	END	S	1 roof, sf area of steel to be repainted is unclear, allow 100 sf @ \$10 clean-scrape-repaint = \$1,000 + MU's, carry 800 lft of hss section to be painted (HSS varies between 6x6 and 4x4)						●	●			\$30,016
Additional Observations (Site)	B. Cast in Place Concrete Site stairs at south east has large spalls and damage at the base of the railing posts	Repair	2	END	S	1 stair, sf area damage unclear, allwoance for total repair \$1,000 + MU's 3cuft						●	●			\$1,876
Additional Observations (Site)	C. Stone coping on site wall (south east): the mortar between the stone is gone.	Repair to prevent further water infiltration	2	END	S	1 wall, ~70lft remove & rest coping stone w/new grout @ \$30 lf = \$2,100 + MU's						●	●			\$3,939
Additional Observations (Site)	D. Main entry stone steps. Crack visible around railing post.	Repair crack	2	END	S	1 location, \$100 allowance + MU's						●	●			\$187
BUILDING EXTERIOR																
Exterior Doors - Main Entrance																
Door Widths and Clearances	3' Wood doors, clearance not met. There is a step at the plane of the door. 9" steps are non-compliant, the unnatural height makes them a tripping hazard. Existing center railing not adequate.	Reconfigure entry to make ADA accessible. Install new stairs and ADA compliant ramp, railings.	0	OB	S	Remove entire (approx. 300 SF) granite entry stair area, 11 steps. Increase top landing to 300 SF granite step. Need an additional 14 granite steps (9' between FF at door and exterior grade), approx. 300 SF area of granite steps needed. Remove existing railing, install new railings approx. 75 LF. Add 160 LF ramp at entry, 5' wide. Install new railing approx. 320 LF ... \$1,500 demo existing granite + (250 cubic feet granite @ \$175 = \$43,750) + (75 cy ramp concrete @ \$400 cy = \$30,000) + (1,000 sf ramp concrete slab including area for landings @ \$3.50 = \$3,500) + (395 total lf ground mount handrail <top & mid & posts @ 48" painted steel> @ \$80 =\$31,600) + (550 cy dig & bf ramp foundations & prep granite steps @ \$35 = \$19,250) = = \$129,600 + MU's.				●						\$243,130
Exterior Stairs and Ladders																

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Locations and Materials	Concrete step at North gym entry is deteriorating, spalling, and cracking. Metal tread rusting, popping up. Stair at West gym entry is deteriorating, spalling, and cracking. Concrete step at West locker room entry is deteriorating, spalling, and cracking.	Replace 1 concrete step at North gym entry. Replace 2 concrete steps at West gym entry. Replace 1 concrete step at West locker room entry.	2	END	S	Replace 1 concrete step at North gym entry (7-3/4" step, 100 SF). Replace 2 concrete steps at West gym entry (7-3/4" steps, 100 SF). Replace 1 concrete step at West locker room entry (7-3/4" step, 50 SF). Precast or c.i.p. steps? .. Horizontal plane dimensions (100 sf or 50 sf) do not match up with number of treads to be repaired or expected width of each tread, please advise. Am assuming precast steps 250 sf total @ \$75 sf = \$18,750 + MU's .. handrails excluded Assume c.i.p. steps. 150 SF total area of just one 7" step (or 'pad') - 2 separate pads. 100 SF total area of c.i.p. steps, 2 x 7" risers (14" total height) - 1 stair. Include 30 LF new handrails.		●				●	●				\$51,125
Roof ladders	Two existing roof ladders are dangerous, rusting. There is no good access to the gymnasium roof besides climbing out a window. Also, there is no easy access to three other roof levels.	Replace 2 existing roof ladders with new OSHA compliant roof ladders. Install three new OSHA compliant roof ladders. Provide enclosed OSHA compliant roof ladder access to gym roof.	0	OB	S	Replace 2 existing 8' roof ladders with new roof ladders @ \$85 vlf demo & replace = \$1,360 + MU's. Install 3 new 8' roof ladders @ \$75 vlf = \$1,800 + MU's. Install new 15' enclosed roof ladder \$165 vlf with cage = \$2,475 + MU's. = = = TOTALS \$5,635 + MU's		●	●								\$10,570
BUILDING INTERIOR																	
General Notes																	
Non-ADA compliant door hardware	The vast majority of doors have been outfitted with compliant door hardware. However there are still non-compliant hardware (door knobs) on some doors. Accessible doors need to have a condition that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-conditiond handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware.	0	OB	S	Approx. 20 Knobs (typically on service/storage doors), \$500 per door leaf for new ADA hardware and possible minor reworking of leaf to accept = \$10,000 + MU's				●							\$18,760
Main Entrance																	

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Door Configuration (Vestibule?)	Vestibule. Alum storefront appears to be in good condition. Original wood-framed vestibule storefront showing wear and tear, denting, and chipping. No ADA push button.	Strip and refinish original woodwork. Install ADA push button as part of larger entry renovation work involving accessibility.	2	ESL	S	Approx 50 SF original wood refinishing, \$7.50 sf strip-sand-refinish-seal = \$375 + MU's. Install ADA push button and door entry system, \$2,500 for system w/new wiring + MU's.				●						\$5,397
Exit Signs	Main entrance missing second exit sign.	Provide Exit sign	0	OB	S	1 exit sign above door, \$350 including wiring in + MU's.		●	●							\$661
Secondary (lower level) Entrance																
Exit Signs	No second exit sign above doors	Provide Exit sign	0	OB	S	1 exit sign above door, \$350 including wiring in + MU's.		●	●							\$661
Corridors																
Wall Projecting Objects	Two drinking fountains are not located in alcoves, and cannot be detected by cane.	Provided painted round metal cane detection devices to one side of the drinking fountains to meet ADA requirements.	0	OB	S	(2) painted round metal cane detection devices. One set of two for each fountain, allow \$250 ea x 4 = \$1,000 + MU's				●						\$1,876
Interior Signage																
At Code Required Locations?	Generally, signage is provided where needed. However there are a few signs missing from classrooms on the third floor, or have temporary laminated paper signage.	Replace laminated paper signage with code compliant signage.	-	-	S	Install approx. 20 plastic code compliant signs, \$75 each = \$1,500 + MU's			●	●						\$2,817
Stairs and Exits																
Handrails (height, extensions, profile)	One main stair has fully compliant handrails. The other main stair lacks the 1' handrail extensions at the top and bottom of each railing run. Also, graspable handrail is not continuous, and interrupted by a post at the top and bottom of each stair run. The stair at the rear of the gymnasium/cafeteria needs 1' rail extensions for each side railing, top and bottom of each railing run. Center railing should be replaced with a railing that also has the 1' top and bottom extension. The stair at the side of the gym also lacks the 1' extensions at the top and bottom of each railing run.	Install code compliant center handrails and handrail extensions at rear cafeteria/gym stair. Install code compliant handrail extensions at main stair. Install code compliant handrail extensions a gym side stair.	0	OB	S	Install a total of 25LF of 1' handrail extensions, assume cut existing pipe end & weld extension as required, \$100 lf including welding & grinding or \$100 per location = \$2,500 + MU's Install 3 new center railings, approx. 24 LF total, assume toe guard & 4" vertical spacers, \$150 lf demo & replace = \$3,600 + MU's = = = TOTALS \$6,100 + MU's			●	●						\$11,443
Family & Consumer Science (Home Ec.)																
Stairs	Exit stair through rear of classrooms lacks compliant handrails.	Install compliant handrails.	0	OB	S	Approx 12 lf new handrail; \$30 lf if single line wall pipe rail .. OR .. \$125 lf if ground mount w/toe guard & 4" verticals, please advise Single wall line pipe rail.			●	●						\$0
Art Classrooms																

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Sinks (ADA compliance)	Sinks are mounted in laminate casework countertops. They are not ADA compliant. Gooseneck type faucet with aluminum basin, in good condition.	Remove existing counter and sink, replace with ADA compliant counter and sink.	3	ESL	S	(1) 24" deep x 60" long plastic laminate counter with resilient edge banding, knee clearance below counter, and stainless steel sink with faucet, \$275 If demo & replace cabinet & countertop = \$1,500 + \$1,500 new sink & faucet using existing rough = \$2,875 + MU's				●						\$5,397
Kilns	Kiln in back storage room.	Provide a rated, ventilated, and accessible room to keep the kiln in as part of future renovations.	0	OB	S	80 square feet of interior renovation to provide a room constructed of gyp partitions up to roof deck, single wood veneer 36"x84" door, 2x4 ACT ceilings, and VCT flooring, allow \$125 sf + \$2,500 relocate kiln & new fan thru roof = \$12,500 + MU's		●								\$23,453
Technology Classrooms (Fabrication Lab)																
Stairs	Railings and guardrails not compliant.	Replace with compliant handrails and guardrails, which have extensions and can pass the 4" ball test.	0	OB	S	Remove existing handrails and guardrails, replace with approx. 35 LF new guardrails with handrails., \$135 If to demo & replace = \$4,725 + MU's			●	●						\$8,869
Performing Arts - Stage																
Stage Curtains (fire, proscenium, back of house)	Maroon stage curtain provided. No proscenium. Balcony storage provided at back of stage. Ladder up to balcony storage is unsafe, vertical rails are short. Guardrail at balcony is non-compliant.	Replace ladder up to balcony storage with new, safe ladder. Remove existing guardrail with code-compliant guardrail.	0	OB	S	Remove existing ladder, replace with new 10 ft ladder, \$4,000 for alternating tread ladder & demo existing + MU's. 20 LF code-compliant guardrail, \$80 If to demo existing & provide new guardrail (top & mid rail & post 48" o.c.) = \$1,600 + MU's = = TOTALS \$5,500 + MU's			●	●						\$10,508
Door Widths and Clearances	Door widths are fine, typically 3'. Proper clearance is not provided for stage stair door. Door swings and hits stage. Also, due to occupant load of stage, both stage doors should swing outward. Stage is not provided with guardrail, and stair is not provided with compliant handrails	Re-configure door to swing outward. Provide guardrail at stage. Provide compliant handrails at stairs.	0	OB	S	Remove existing guardrail, provide 10 LF new code compliant guardrail. \$85 w/demo = \$850; Reconfigure 2 existing doors to swing outward. \$200 ea = \$400; Provide 10 LF code compliant handrails for stairs. \$25 = \$250; = = TOTALS \$1,500 + MU's			●	●						\$2,817
Performing Arts - Music Rooms																

LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Door Hardware	Main doors are compliant with aluminum pull handles and panic hardware. 1 backroom door still has a doorknob.	Replace doorknob with compliant hardware.	0	OB	S	Replace knob with compliant hardware on 1 door, \$500 to include possible minor reworking of door for hardware + MU's			●	●						\$941
Gymnasium																
Drinking Fountains	Provided outside of gym. Non-accessible.	Replace with accessible water fountain.	0	OB	S	Remove existing non accessible drinking fountain. Provide 1 new hi/low drinking fountain with water bottle filler, \$1,500 demo & \$500 modify existing rough + MU's				●						\$3,752
Door Hardware	Doors provided with pull handles, panic hardware. Doors are on closers, one door on hold open. Compliant.	Replace hardware set with doors.	3	ESL	S	1 hardware set double doors, allow \$2,250 all hardware			●	●						\$4,226
Locker Rooms																
Lockers (Material, Vented, ADA)	Painted steel lockers. Vented. No ADA units provided. Lockers are in a state beyond repair.	Replace all lockers.	0	OB	S	Remove existing lockers. Provide approx. 50 new plastic, ADA compliant double tier lockers @ \$135 opng w/demo = \$6,750 + MU's				●		●	●			\$12,664
Cafeteria																
Drinking Fountains	Provided outside of gym. Non-accessible.	Replace with accessible water fountain.	0	OB	S	Remove existing non accessible drinking fountain. Provide 1 new hi/low drinking fountain with water bottle filler, \$1,500 demo & \$500 modify existing rough + MU's				●						\$3,752
Staff Toilets																
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	In two staff bathrooms, ADA turning radius is not provided. Three bathrooms are missing grab bars.	Re-configure GWB partitions in two bathrooms to provide proper ADA turning radius. Install 3 sets of ADA grab bars for toilets.	0	OB	S	Remove full-height GWB partition. Install and finish new full-height GWB partition. Install 3 sets of ADA grab bars for toilets, assume 9' wall width x 14' height x 2 rooms, 250 sf demo & new walls = \$2,500 + \$250 per room x 2 patch floor & ceiling = \$500 + \$275 grab bars x 2 = \$550 = = \$3,550 + MU's,				●						\$6,663
ELECTRICAL																

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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			SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Panels	Panelboards are generally 1998 vintage GE panelboards, although there is a 1960's vintage panelboard in a corridor outside of Tech Ed and a 1970's vintage residential/light commercial grade load center on the stage. The panelboard serving Tech Ed is equipped with a contactor controlled by emergency-stop pushbutttons.	Replace old panelboard near tech ed and loadcenter on stage. All Panels will reach the end of their anticipated useful lives within 15 years	2	END	S	Carry complete replacement for 103118 sf with 15% needed in the short term						●	●			\$62,325
Exterior Building Lighting	Mostly LED wall packs with full-cutoff optics, but some old incandescent fixtures remain at building exits.	Update old incandescent fixtures to LED.	2	END	S	Carry (4) LED canopy fixtures in the short term						●	●			\$4,487
Life Safety																
Fire Alarm	1998 vintage conventional zoned FCI control panel. Occupant notification does not comply with ADA or current standards in some areas.	Update to fully addressable system.	2	END	S	103,118 sf		●	●							\$241,821
Emergency Lighting	Emergency battery units with integral and remote incandescent heads. LED illuminated exit signs with integral battery backup. There is no emergency light at the exterior of building exits.	Replace older units as they fail. Provide outdoor emergency lighting at building exits.	2	END	S	Quantities not clear, allow \$350 per emergency light replacement, re-use existing wiring + MU's; quantities not clear, allow \$1,000 for ea exterior egress emrgency light w/new wiring + MU's Carry (8) outdoor units and 40 indoor units		●	●							\$41,259
SECURITY																
Secure Entry Vestibule	Secured entry with buzz-in entry system. Secured vestibule does not enter directly into admin area, allowing visitors to have access to student areas before checking in.	Recommend providing a secured entry directly into administration area in future renovations. Renovate nurse suite and faculty room directly adjacent to entry vestibule into admin suite. Renovate existing admin suite to accommodate displaced nurse suite and faculty room.	-	-	S	2,000 SF complete interior renovation, \$125 sf = \$250,000 + MU's	●									\$468,996
Intrusion Alarm System	Bosch system connected to district-wide network	System will reach the end of its anticipated useful life within 15 years	3	ESL	S	Carry complete system replacement for 103118 sf	●									\$143,348
Security Camera System	Building is reportedly wired for cameras but the cameras are not yet installed.	Provide web-based security camera system with DVR	N/A	N/A	S	Assume 48 cameras	●									\$187,598
Total Years 1 - 5																\$1,824,068

LEGEND		
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Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations																	
PLUMBING																	
Domestic CW & HW supply	Copper systems lead solder	Copper system beyond service life.	2	END	L	Replace original systems, \$/SF @ 50K SF											\$1,475,350
Sanitary Waste and Vent System	Mostly cast iron & PVC addtion	Cast iron beyond service life.	2	END	L	Replace original systems, \$/SF @ 50K SF											\$815,325
Storm Drain System	Mostly cast iron & PVC addtion	Cast iron beyond service life.	2	END	L	Replace original systems, \$/SF @ 50K SF											\$349,425
MECHANICAL																	
Heating Plant	(2) steam boilers. (1) HB smith 28A-S-12, 2600 MBH, 2000 yr est.; (1) HB Smith GO28HE-7, 1,700MBH 2014 yr. Steam heating to building is limited to original and gym. Hot water conversion to classrooms during renovation. Boiler feed system is aged and in need of upgrade; feed pump replacd. Combustion air fan NEW 2014.	Replace boilers at time of steam to HW condensing boilers.	1	END	L	(Year 6-20) Replace boilers with HW boilers and all apputenances (eg. Expan tank).											\$737,675
Air Handling Unit Systems (Original Buildings)	In indoor H&V units (2) , steam coils, for Gyms	Replace gym H&V units at time of steam to hot water conversion.	2	END	L	Figure (2) at 8,000 cfm each. Add \$/SF for new insulated ductwork @10K SF.											\$465,900
Air Handling Unit Systems (1996 addition)	Rooftop H&V units for classes with HW coils (1996 circa) expected service life of 25 years	Replace Rooftop H & V units at end of service life (5 years)	2	END	L	Figure (3) at 10,000 cfm each.											\$388,250
Pumps	Vintage with heating hot water upgrade (1997?) expected service lifer of 25 years.	Replace with VFD pumps at end of service life (5 years). Add (2) VFD pumps at time of steam to hot water conversion	2	END	L	Figure (2) 100 gpm 70ft for exisiting HW system. Figure (2) 150 gpm 60 ft hd for new hot water conversion											\$80,756
Terminal Unit Systems	HW CUHs/Uhs, steam radiation, VAV w/HW coils-classes at of service life.	Replace at time of steam to HW conversion	3	END	L	Figure (8) CUHs 30 MBH Figure (25) VAVs with HW Figure (6) Uhs 30 MBH Figure 500ft fintube											\$155,300
Exhaust Systems	Toilet/Janitor class wings Gym/Stage Efs at end of service life.	Replace at time of steam to HW conversion	2	END	L	Figure (4) roof Efs at 400 cfm ea.											\$31,060
Piping System	Steam welded/threade 40 (original) black steel 40 and copper 1996 reno.	Steam piping aged--Replace with hot water conversion project.	2	END	L	Figure \$/SF @ 100K SF											\$2,795,400
Automatic Temperature Controls	Electric DDC and pneumatics	Replace pneumatics to electric DDC	2	END	L	Figure \$/SF @ 100K SF											\$776,500
ELECTRICAL																	
Equipment	1998 vintage GE switchboard	Perform infra-red scanning of the service equipment to assess condition of contacts and terminations.	2	ESL	L	\$Allow 1,500 for infrared scan with report											\$2,330

LEGEND		
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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Panels	Panelboards are generally 1998 vintage GE panelboards, although there is a 1960's vintage panelboard in a corridor outside of Tech Ed and a 1970's vintage residential/light commercial grade load center on the stage. The panelboard serving Tech Ed is equipped with a contactor controlled by emergency-stop pushbutttons.	Replace old panelboard near tech ed and loadcenter on stage. All Panels will reach the end of their anticipated useful lives within 15 years	2	END	L	Carry complete replacement for 103118 sf with 85% needed in the long term											\$442,605
Site Lighting (type & material)	There are no pole mounted site lights. Some areas are not illuminated to levels recommended by IES>	Provide full cut-off LED pole mounted fixtures to provide illumination as recommended by IES.	N/A	N/A	L	Carry (4) LED pole lights, 20 feet high											\$83,862
Exterior Building Lighting	Mostly LED wall packs with full-cutoff optics, but some old incandescent fixtures remain at building exits.	All fixtures will reach the end of their anticipated useful lives within 20 years.	2	END	L	(10) LED wall packs in the long term											\$13,977
Interior Lighting																	
Classrooms	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED with high performance optics as part of any planned facility renovations. All fixtures will reach the end of their anticipated useful lives within 20 years.	2	END	L	Carry complete interior lighting replacement fro 95,962 sf											\$0
Offices	Recessed fluorescent fixtures with parabolic diffusers and T8 lamps	Update lighting to LED with high performance optics as part of any planned facility renovations. All fixtures will reach the end of their anticipated useful lives within 20 years.	2	ESL	L												
Corridors	Mostly fluoresecent recessed lens troffers utilizing T8 lamps, but lobby also includes compact fluorescent downlights.	Update lighting to LED as part of any planned facility renovations. All fixtures will reach the end of their anticipated useful lives within 20 years.	2	ESL	L												
Toilets	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED as part of any planned facility renovations. All fixtures will reach the end of their anticipated useful lives within 20 years.	2	ESL	L												
Mech/Storage	fluorescent strips with T8 lamps	Update lighting to LED as part of any planned facility renovations. All fixtures will reach the end of their anticipated useful lives within 20 years.	2	ESL	L												
Assembly	Performance lighting is incandescent fixtures controlled by the circuit breakers of a residential/light commercial grade load center.	Update lighting to LED fixtures controlled by dimmers	2	OB	L	Carry \$12,000 + MU's											\$28,047

LINCOLN MIDDLE SCHOOL

Capital Plan Detailed Scope of Work

LEGEND		
<u>Condition Level</u> 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	<u>Life Cycle (Age Factor)</u> N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	<u>Action Priority</u> I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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			SEE LEGEND			EVALUATION CRITERIA											
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	* OPINION OF PROBABLE COST	
Gym	T8 fluorescent high bays	Update lighting to LED as part of any planned facility renovations. All fixtures will reach the end of their anticipated useful lives within 20 years.	2	ESL	L	Carry comple interior lighting replacement for 7,156 sf										\$128,899	
Fire Alarm	1998 vintage conventional zonded FCI control panel. Occupant notification does not comply with ADA or current standards in some areas.	Udate to fully addressable system.	2	END	L	103,118 sf										\$301,282	
Emergency Lighting	Emergency battery units with integral and remote incandescent heads. LED illuminated exit signs with integral battery backup. There is no emergency light at the exterior of building exits.	Replace older units as they fail. Provide outdoor emergency lighting at building exits.	2	END	L	Carry (8) outdoor units and 40 indoor units										\$51,404	
															Total Years 6 - 10	\$9,123,347	

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	

Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations

BUILDING INTERIOR																
General Notes																
Interior doors	Older wood doors intermixed throughout the building. These doors are showing their age - denting, scuff marks, and deterioration of wood. Glass panes in these doors could be a safety issue. Also, these doors have wood frames which are also showing heavy wear and tear. Many of these frames have transoms extending to underside of ceiling. In some cases, the glass panes remain, and in others the glass has been removed and infilled. Wood trim surrounds all frame elements. Overall, these doors and frames are nearing the end of their useful life.	While these doors may preserve school character, future large-scale renovations should consider replacing all of these doors with new wood veneer, HM frame doors (to match what many doors have already been replaced to).	2	END	L	Approx. 75 single (36"x84") doors, notes indicate "many" with transoms to 9' + .. Assume 50% with transom & 50 % just door & frame .. \$1,500 demo & replace wood door & frame w/lockset & closer + MU's (40 each) .. \$2,000 + MU's demo & replace wood door & frame w/lockset & closer & transom (35 each) = \$130,000 total + MU's.						●	●			\$378,681
Classroom/Staff room casework	Mix of laminate casework and wood casework. Condition varies widely throughout classrooms, from casework that looks original to the building, to newer looking laminate casework. Typically, casework is showing its age through dents, cracks, discoloration, delamination, and broken hardware.	Recommend replacing aging wood casework with more resilient plastic laminate casework with resilient edge banding.	2	ESL	L	Provide the following in each room (total of 50 rooms). (2) 48" wide tall cabinet units with adjustable shelves and lockable doors, 100 wardrobes @ \$750 = \$75,000 + MU's. (4) 36" wide wall cabinets with adjustable shelves and lockable doors, 600 lf wall cabinet @ \$125 = \$75,000 + MU's, assumes attachment to wall using existing studs, no added blocking behind wall. (4) 36" wide base cabinets with adjustable shelves and lockable doors, 600 lf base & plam countertop @ \$265 = \$159,000 + MU's. Add \$10 lf to demo & dispose existing presumed 1,200 lf base & wall cabinet + \$75 demo & dispose 100 wardrobes = \$19,500 + MU's .. TOTALS ALL = \$328,500 + MU's.						●	●	●		\$1,145,390
Floors	VCT is aging, areas of cracking, discoloration, busted edges. Some areas missing tiles. Terrazzo is showing areas of major cracking and chipping, discoloration and staining. Carpeted areas are typically in better condition, however they still show areas of fraying and staining. Paint on wood base is chipping away, wood is dented and scuffed. Rubber base is scuffed, damaged in high traffic areas, and often peeling away from wall.	Recommend replacement of all VCT, terrazzo, and carpet floors as part of wholesale floor replacement for entire school. Replace all rubber/wood floor bases as part of wholesale floor replacement. Replace VCT and terrazzo and with Quartz tile. Replace carpet floors with new carpet.	2	END	L	Approx. 62,000 SF VCT removal, and replacement with quartz tile @ \$3.75 + \$0.50 base replaced ave + \$1.75 demo & prep (partial terrazzo required more demo \$\$) = \$372,000 + MU's. Approx. 10,500 SF carpet removal, replace with carpet, \$3.25 sf carpet + \$0.50 base new ave + \$1.50 sf demo & prep = \$55,125 + MU's.						●	●			\$642,825

LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Walls	Nearly universally, walls need to be refinished and repainted.	Recommend refinishing, repainting all walls, wood trim, window sills in entire school.	2	END	L	Approx. 54,000 GSF school needs refinishing and repainting of GWB and plaster walls @ \$2 sf floor area prep & repaint = \$108,000+ MU's. Approx. 44,500 GSF school needs repainting of masonry (brick, CMU) walls @ \$2.75 sf floor area filler coat prep & repaint = \$122,375 + MU's. = = = TOTALS \$230,375 + MU's						●	●			\$346,715
Ceilings	2x4 ACT tiles. Generally, tiles throughout the school are beginning to sag and become discolored. There are isolated areas of cracking and failing tiles, as well as discoloration from dripping water above. Painted GWB. Spots of denting, discoloration.	Replace tiles as part of building-wide ceiling replacement. Consider a 10 year item. Patch and repaint GWB ceilings.	2	END	S	Approx. 75,500 SF 2x4 ACT tile replacement, assume new suspension grid also, \$1 sf demo & disposal + \$3.50 sf new 2 x 4 square edge & suspension = \$264,500 + MU's. Approx. 6,400 SF patch and repaint GWB ceilings @ \$1.50 sf = \$9,600 + MU's OK						●	●			\$798,432
Wainscoting	Painted wood wainscoting up to 5'. Wood trim lining top of wainscoting. Both are showing wear and tear, scuff marks, denting, chipping.	Recommend refinishing and repainting all wood wainscoting.	0	OB	I	Approx. 30,000 GSF of school building that has this wainscoting. Need lf run of wainscot, otherwise cannot calculate .. Can be included under 100% wall painting line 236 Approx. 4,500 LF wainscoting.						●	●			\$137,643
Main Entrance																
Entrance Mats	Loose floor mat.	To preserve interior finishes it is our recommendation to replace with more robust walk-off carpet sequence at the main entrance. Provide an area of aggressive grade walk-off material at the exterior of the vestibule. Provide a mild grade walk-off mat product as finish floor in the vestibule. Provide an area of low grade walk-off carpet in the main lobby.	3	ESL	L	2 areas, approx. 200 Square Feet total of aggressive grade walk-off mat, recycled rubber tire tile @ \$17.50 exterior =\$3,500 + MU's. 2 areas, approx. 300 Square Feet of mild grade walk-off mat, \$15 interior water hog rolll up matt = \$3,000 + MU's. 2 areas, approx. 300 Square feet of low grade walk-off mat @ \$10 sf = \$3,000 + MU's						●	●			\$27,678
Corridors																
Lockers	Painted metal lockers. Lockers are showing signs of heavy abuse, wear and tear. Dented, scratched, scuffed. Bases are typically discolored from floor cleaning.	Replace all corridor lockers.	2	END	S	Approx. 400 LF of double tier, 1' wide lockers, 800 openings @ \$35 demo & replace per opening = \$108,000 + MU's						●	●			\$314,596

LEGEND		
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Other Notes	Second floor connector corridor (with large curtain wall) is partially being used for storage. Temporary part-height partitions being used to quarantine storage space in corridor	Remove temporary walls, remove storage materials.	-	-	-	Allowance \$750, If run of temp partitions unknown Approx. 50 LF of 8'-0" high temp partitions.						●	●			\$1,752
Other Notes	Third floor, there is wood framework which previously housed a double set of doors. Doors have since been removed, however wood framework with transom was saved. The framework/trim is showing its age, wear and tear. Glass panes at transom could be a safety issue.	Restore wood framework and trim. Remove and replace single pane glass with tempered glass.	2	END	L	Approx. 40 SF wood framework/trim restoration @ \$7.50 sf clean-sand-prep-repaint = \$300 + \$350 new glass insert = \$650 + MU's.						●	●			\$1,897
Stairs and Exits																
Tread & Riser Height Uniformity and Nosing Compliance	Tread and riser heights are uniform and compliant. All stairs have compliant nosings. Rubber nosing/treads are showing heavy wear and tear. In some locations, peeling away. Metal nosings are also heavily worn, discolored, rusted. Metal nosing/treads at center stair are heavily worn, dented, discolored.	Replace all rubber nosings/treads. Replace all metal nosings and VCT treads. Replace all metal nosing/treads at center stair.	2	END	L	Remove and replace approx. 75 6' wide (11" tread) rubber nosing/treads (center & side stairs), \$25 sf demo & replace = \$11,250 + MU's Remove and replace approx. 500 LF of metal nosing (other stairs), unclear if these are cast in place nosings, adhered, allow \$10 = \$5,000 + MU's; Remove and replace approx. 50 6' wide (11" tread) metal nosing/treads (center stairs). unclear if these are cast in place nosings, adhered, allow \$25 sf = \$7,500 + MU's == TOTALS \$23,750 + MU's In both cases, nosing & nosing/tread are adhered.						●	●			\$69,184
General Purpose Classrooms																
Visual Display Surfaces	Whiteboards, chalkboards, tackboards. Whiteboards typically mounted on top of chalkboards.	Remove all chalkboards, replace with new tackboards.	2	OB	S	Remove & replace approx. 15 LF chalkboard per classroom, approx. 50 classrooms, assume 4' high replacements = \$5 If demo = \$3,750 demo + 3,000 sf @ \$25 markerboard w/map rail = \$78,750 + MU's						●	●			\$229,395
Science Classrooms (Science classrooms may or may not be used as science classrooms, based on classroom rotation) Generally feature the same issues as the general purpose classrooms.																

LEGEND		
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			SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Lab Benches	Lab benches made of wood, with black solid surface top. These benches are showing their age, extensive wear and tear, chipping, discoloration. Solid surface tops are also in rough condition. Faucets are corroding onto surface. Rubber bases around bench often peeling or missing entirely.	Remove existing lab benches, replace with new lab benches.	2	END	L	Remove 5 existing lab benches. Install 5 new lab benches, from description, these seem akin to a base cabinet one can sit on and are not movable freestanding (faucets & rubber base indicate fixed) .. presume 5' length each and allow \$7000 If with solid surface top & demo-replace & new sinks-faucets = 25 lf @ \$700 = \$17,500 + MU's .. please advise if scope understanding incorrect, are sinks and faucets integral to bench and also need reinstallation???						●	●			\$78,649
Technology Classrooms (Fabrication Lab)																
Floor & Base Finish Materials	VCT is aging, areas of cracking, discoloration, busted edges. Some areas missing tiles. Ceramic tile is damaged, discolored, and stained. Rubber base is scuffed, damaged in high traffic areas, and often peeling away from wall.	Replace floors and rubber wall bases.	2	END	S	Approx. 2000 SF ceramic floor tile replacement, \$15 sf demo & replace including tile base = \$30,000 + MU's						●	●			\$87,388
Performing Arts - Stage																
Floor & Base Finish Materials	Wood floor, wood base. While worn, floors are well-maintained. Area in front of stage with storage doors is worn and dented, discolored.	Continue to maintain wood floors. Strip and refinish front of stage with storage doors.	2	ESL	L	Approx. 180 SF woodwork refinishing, \$5 sf strip-sand-refinish-seal = \$900 + MU's						●	●			\$2,623
Gymnasium																
Wall Finish Materials	Painted CMU. Paint is chipping in large pockets. CMU block is also showing extensive cracking, isolated areas where block is failing.	Repair all CMU cracks. Infill failing CMU. Repaint all walls.	2	ESL	S	Patch and repair approx. 50 LF of cracks, \$50 lf for stitch repairs = \$2,500 + MU's. Infill approx. 30 SF of failing CMU, \$20 sf demo & replace = \$600 + MU's. See general notes for painting quantities.						●	●			\$9,029
Door Material (Including Frame & Glazing)	Wood veneer doors with narrow lites. Painted HM frame. Wood doors are showing extensive wear and tear. Paint on HM frame is chipping off.	Replace doors. Repaint HM frames.	2	END	S	2 (3' doors), \$500 each leaf demo & replace & reinstall hardware = \$1,000 + MU's. Repaint 8 HM frames, \$75 clean-grind-repaint frames = \$600 + MU's = == TOTALS \$1,600 + MU's						●	●			\$4,665

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Grilles	2 grilles. Both are dirty, staining wall above and below.	Replace grilles.	2	END	S	Remove existing grilles, replace 2 new (5' x 5') grilles, \$750 ea demo & replace = \$1,500 + MU's						●	●			\$4,374
Locker Rooms																
Floor & Base Finish Materials	Painted concrete floor. Tile floor. Tile base. Concrete floor in good condition. Tile floors and base are in a state of disrepair. Missing and broken tiles, discolored.	Replace tile floors and bases.	2	END	S	Approx. 2000 SF of existing tile removal, replace with new tile, \$15 sf demo & replace including tile base =\$30,000 + MU's						●	●			\$87,388
Shower Configuration (Gang, Stalls)	Both Boy's and Girls have gang shower spaces. Girl's also provided with 3 shower stalls.	Gang showers are obsolete, consider adding stalls.	0	OB	I	See attached plans for reconfiguration.						●	●			\$0
Level of Privacy	Gang showers provide no privacy. Girl's shower stalls provide privacy, however the stalls do not have a changing area in front.	Provide changing area in front of shower stall.	0	OB	I	See attached plans for reconfiguration.						●	●			\$0
Level of Privacy	No privacy.	Provide private changing area.	0	OB	I	See attached plans for reconfiguration.						●	●			\$0
Locker Area Toilet Rooms																
Toilet Partitions	Baked enamel toilet partitions. Dented and scuffed in some areas.	No Action Required. Within expected service life. Replace with any large-scale locker room renovation.	3	ESL	L	Remove existing partitions. Replace with approx. 6 new standard size toilet partitions, 2 new ADA toilet partitions, \$1,250 demo & replace standard size, \$1,500 demo & replace ADA size = \$10,500 + MU's						●	●			\$30,591
Nurse and Health																
Floor & Base Finish Materials	Linoleum floor is discolored, deteriorating, and peeling away. There is a mix of wood base and rubber base. Paint on wood base is chipping away, wood is dented and scuffed. Rubber base is scuffed, damaged in high traffic areas, and often peeling away from wall.	Replace all linoleum floors. Replace all floor bases as part of wholesale floor replacement.	2	END	S	Approx. 400 SF linoleum floor replacement, \$1.50 demo & prep for new + \$4.50 linoleum + \$0.50 base ave area = \$6.50 = \$2,600 + MU's						●	●			\$7,577
Student Toilet Rooms																
Floor & Base Finish Materials	Linoleum floor is discolored, deteriorating, and peeling away. Tile floors and base are in a state of disrepair. Missing and broken tiles, discolored. There is a mix of wood base and rubber base. Paint on wood base is chipping away, wood is dented and scuffed. Rubber base is scuffed, damaged in high traffic areas, and often peeling away from wall.	Replace linoleum floors. Replace tile floors. Replace all floor bases.	2	END	S	Replace approx. 430 SF linoleum floors with ceramic tile, \$15sf w/demo & prep & ceramic tile w/tile base = \$6,450 + MU's						●	●			\$18,794

LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Toilet Partitions	Baked enamel toilet partitions. Dented and scuffed in some areas.	No Action Required. Within expected service life. Replace with any large-scale locker room renovation.	3	ESL	L	Remove existing partitions. Replace with approx. 8 new urinal divider partitions, 14 new ADA toilet partitions, and 8 new standard toilet partitions, \$1,000 urinal partition demo & replace + \$1,250 standard toilet partition demo & replace + \$1,500 ADA partition demo & replace = \$39,000 + MU's						●	●			\$113,604
Staff Toilets																
Floor & Base Finish Materials	Linoleum floor is discolored, deteriorating, and peeling away. Tile floors and base are in good condition.	Replace linoleum floors and rubber base.	2	END	L	Remove approx. 200 SF Linoleum, replace with approx. 200 SF new ceramic tile on floor, \$15sf w/demo & prep + \$13 sf ceramic tile w/tile base =\$3,000 + MU's						●	●			\$8,739
Wall Finish Materials	Painted GWB. Dented and chipping areas, particularly at outer corner areas. Scuffed, marked, showing wear and tear from heavy traffic, abuse. Ceramic tile up to 4' above floor in some.	Patch and repaint all GWB. Install tile up to 4' along walls with no tile protection.	3	ESL	L	Approx. 300 SF new tile 4' up bathroom walls, demo gyp + new tile backer board + tile wainscot = \$17.50 sf = \$5,250 + MU's. See general notes for repainting quantities.						●	●			\$15,310
Mirrors	Wall-mounted mirrors provided, missing in 1 staff bathroom.	Provide 1 wall-mounted mirror.	3	ESL	S	1 (18" x 30") wall-mounted mirror = \$100 + MU's						●	●			\$290
Door Material (Including Frame & Glazing)	Wood veneer doors, no lites. Painted HM frames. 1 original wood door with wood frame and trim is showing its age - denting, scuff marks, deterioration of wood.	Replace 1 door	3	ESL	N/A	Remove existing door, install 1 (3' x 7') wood veneer door and painted HM frame, \$1,500 demo & replace door & frame include lockset and closer + MU/s						●	●			\$4,374
Mechanical and Service Spaces																
Ceiling Finish Materials	Exposed concrete deck. Painted.	Repaint concrete deck.	2	END	S	Repaint approx. 3000 SF concrete deck, \$2 sf prep-repaint = \$6,000 + MU's						●	●			\$17,478
Door Material (Including Frame & Glazing)	Wood and metal doors with HM frames. All are in relatively poor condition.	Replace doors and frames.	2	END	S	Replace 4 existing doors and frames with 4 new HM doors and frames, \$1,500 door & frame demo & replace including lockset & closer = \$6,000 + MU's Change to (20) existing doors.						●	●			\$87,388

Total Years 11 - 15	\$4,672,448
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LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations																
															\$0	
BUILDING EXTERIOR																
Exterior Wall Cladding																
Materials	Brick, Glass Block, Granite Block, CMU block (at lower level entry). Brick seems to be in fair condition. Isolated areas of cracking, spalling brick. It should be noted that the exterior brick is in the process of being repointed. Repointed brick looks good, although gymnasium brick needs repointing as well. Glass block is broken, failing in numerous areas. Granite block and CMU appear to be in good condition.	Continue work repointing brick. Patch isolated cracking, replace spalled brick. Recommend removal of all glass block, replace with functional and energy efficient system. Remove staining on CMU block with light pressure wash. Repoint brick around Gym.	2	ESL	L	Remove approx. 1,200 SF of 12" x 12" glass block, replace with thermally broken aluminum window system. Will assume lintels already in place above glass block in good condition u.n.o., \$75 sf demo & replace glass block with alum window system + MU's. Approx. 10,000 SF of gymnasium brick needs repointing - confirm that this is not under current scope of work. Will exclude u.n.o. Nevermind note about lintels - glass block lintels quantified below. Price 10,000 SF of brick repointing									\$244,431	
Spalling, Staining, Efflorescence	Efflorescence does not appear to be an issue. Brick spalling in isolated areas. Large areas of brick staining under exterior vents and grilles.	Light pressure wash of brick in areas of staining.	2	ESL	L	Replace 30 SF spalled brick, particularly at outside corners, \$25 sf demo & replace + MU's.									\$6,356	
Windows																
Frame Materials	Painted aluminum. Paint is fading, staining. Broken seals at glass units.	Replace all windows over long term	2	END	L	Replace 50 (4'-8'-6" (34 SF)) windows @ \$70 + MU's all windows Replace 100 (4' x 11' (44 SF)) windows Replace 120 (4' x 10' (40 SF)) windows = = = TOTALS 10,900 sf @ \$70 = \$763,000 + MU's .. Existing blocking re-used Confirmed to replace all windows, include new blocking									\$2,486,676	
Storm Windows and Insect Screens	Lower level windows next to playground have protection screens, metal grilles. Showing age, rusting, wear and tear. No insect screens.	Replace protection grilles. Recommend adding insect screens to all windows.	2	END	L	Replace 17 (4' x 4') steel protection grilles, allow \$500 per grill demo & replace + MU's\. Install 270 (4' x 4') insect screens, allow \$150 per insect screen + MU's = = = TOTALS \$49,000 + MU's									\$159,695	

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Sills	Granite sills - covered in red dust from repointing. Brick sills in good condition. Precast concrete sills at glass block openings are stained, spalling in some locations.	Pressure wash granite sills. Replace precast concrete sills (as part of glass block replacement).	2	END	L	Clean 500 LF of granite sill, allow \$2.50 per sf with sill 12" total depth assumed = \$1,250 + MU's. Remove and replace 200 LF of precast concrete till, allow \$50 lf demo & replace = \$1,000 + MU's; = = = TOTALS \$2,250 + MU's						●	●			\$7,341
Lintels	Painted steel lintels. Heavy rusting on lintels associated with glass block. Other lintels show minor rusting, paint chipping.	Replace lintels in openings where glass block occurs (along with glass block replacement). Exterior lintels occurring at the gymnasium	2	END-ESL	L	Approx. 300 LF of steel lintel needs replacement, assume 2 ea 4" x 4" back to back angels = 1						●	●			\$124,332
Exterior Doors - Main Entrance																
Glazing Type and Color	Clear, single pane	Replace with energy efficient insulated glazing.	0	OB	L	Remove and replace approx. 75 SF (5 panes) of insulated glazing, assumes new perimeter glass					●	●	●			\$7,341
Exterior Doors (not including Main Entry)																
Materials	Lower level entry, aluminum storefront system. Appears to be in good condition. Other exterior doors are generally service doors, painted HM doors and frames. HM doors and frames at building rear are in rough condition, and have dated hardware. Paint chipping, and rust is showing. Gymnasium side entry is an aluminum system, showing signs of heavy wear and dated hardware.	Replace aluminum storefront system (rear side of gymnasium). Replace HM doors and frames at building rear.	2	END-ESL	L	Replace aluminum storefront system, 3 (3' doors), 10' high system (glass transom) at gym side entry, 100 sf total area, 60 sf door leaf & 40 sf sidelite-transom = \$85 sf demo & replace sidelite & transom + \$2,800 demo & replace each storefront entry door = \$11,800 + MU's.. Replace 7 (3' door) HM doors and frames at rear of building, \$2,500 per door/frame demo & replace = \$17,500 + MU's. = = = TOTALS \$29,300 + MU's						●	●			\$95,499
Fascia, Trim, Soffits & Overhangs																
Materials	Copper fascia looks good. The gymnasium addition has a painted wood fascia. The paint on the wood fascia at the gym perimeter is chipping, peeling away. This includes the paint on the fascia board at the two canopies attached to the gym, and the low roof adjacent to gym side entry. As well as the fascia on the "dunce cap" canopy lower entry. Both gym canopies have deteriorating, chipping, discolored EIFS. Looks like it is already a hazard (falling pieces) Wood soffit paneling at main entry canopy. Beautiful woodwork, showing signs of weathering, discoloration.	Refinish and repaint fascia board wood at gym and canopy perimeters. Replace EIFS at canopies. Refinish wood soffit paneling at main entry.	2	ESL	L	Refinish/repaint approx. 600 LF (9" tall fascia board), 450 sf area @ \$3.50 sf clean-pre-repaint = \$1,725 + MU's; Replace approx. 200 SF EIFS, \$20 sf demo & replace, assumes some flashing & barrier wrap work behind = \$4,000 + MU's. Refinish approx. 150 SF wood soffit paneling, \$5 sf clean-sand-refinish = \$750 + MU's = = = TOTALS \$6,475 + MU's						●	●			\$21,103
Sealants & Expansion Joints																

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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Window / Door Perimeter Sealant	Contractors on site who were repointing brick noted that in previous repointing efforts, contractors failed to remove existing sealant around windows, and covering sealant with mortar. Current repointing involves removing door and window sealant and replacing with new sealant. Sealants around doors and grilles showing signs of deterioration, cracking, failure.	All window sealants will be replaced when windows are replaced. Replace sealants around all exterior doors and grilles.	2	END	L	Approx 400 lf sealant, \$3.50 lf to rout out & replace = \$1,400 + MU's.						●	●			\$4,569
Building Joint Sealant	Building sealant around gymnasium volume and canopies is deteriorating, breaking away.	Reseal building joints in rear of building.	2	END	L	Approx 200 lf sealant \$5 lf to rout out & replace & backer rod = \$1,000 + MU's.						●	●			\$1,505
Roof Assembly & Flashing																
Material, Type, Color	EPDM, black over main building volumes. Appears to be in good condition. Maintenance staff noted they haven't had issues lately. Repairs were made a few years ago to gymnasium roof, which was leaking in places. No current issues. Duncce cap roof is standing seam metal roof, appears to be in good condition. Rear building volume adjacent to cafeteria/gymnasium is asphalt shingle, appear to be in good condition.	Budget for replacement at end of service life	3	ESL	L	33,100 SF						●	●			\$1,294,506
Roof Drains (Covers)	Mix of plastic and steel roof drain covers. Noted one drain on cafeteria roof where cover is missing.	Replace roof drain cover.	3	ESL	L	Replace 1 steel drain roof cover, \$150 + MU's						●	●			\$487
Gutters and Downspouts																
Locations and Materials	Gutters, downspouts located at lower entry "duncce cap". Appears to be in fair condition, although paint is fading and is showing areas of rust.	Refinish and repaint.	2	ESL	L	Refinish, repaint 50 LF gutter, 10 LF downspout, assume 15" average gutter or downspout width/circumference dimension =75 total sf area @ \$5 sf clean-scrape-prep-repaint = \$375 + MU's						●	●			\$1,224
Splash Block or Tied to Storm Drainage	Doesn't appear to be either	Add splashblock.	-	-	L	Install new splash block Price (1) new splashblock						●	●			\$1,224
Decorative Items or Features																
Types and Locations	Steel structure of "Duncce cap" lower entry canopy, paint on structure beneath canopy is chipping away and peeling, steel is rusting. Decorative spiral columns supporting "duncce cap" columns, paint is chipping, fading.	Refinish and repaint steel structure beneath "duncce cap". Refinish and repaint decorative spiral columns.			L	Refinish, repaint approx. 400 SF steel structure beneath "duncce cap" canopy, \$6 sf clean-scrape-prep-repaint = \$2,400 + MU's. Refinish, repaint 5 spiral columns, 18" diameter, 10' high. (5' circumference x 10' x 5 columns = 250 SF), \$6 sf clean-scrape-prep-repaint = \$1,500 + MU's = = TOTALS \$3,900 + MU's						●	●			\$12,711
Other Observations																
Brick repointing at roof chimney	It appears that during repointing efforts at roof chimney, masons covered building sealant with mortar. Also, mortar drippings were left on roof, items penetrating roof.	Remove mortar and sealant, reseal. Remove leftover mortar drippings.	2	ESL	L	400 lf sealant @ \$5 clean & reseal = \$2000 + MU's						●	●			\$6,518

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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			SEE LEGEND				EVALUATION CRITERIA										
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	* OPINION OF PROBABLE COST	
Wood cupola feature	Wood boards that compose the wood cupola on the roof are deteriorating, and paint is chipping off.	Rebuild cupola.	1	END	L	300 sf refinishing & repainting, \$7.50 sf due to height on roof = \$2,250 + MU's; excludes replacing deteriorating wood boards. Recommending demolishing and completely rebuilding wood cupola. Approx. 100 SF. Eight-sided cupola. Approx. 15 feet tall, with decorative done top. Cupola sides are wood slat vents.										\$81,477	
																Total Years 16 -20	\$4,556,994

LYMAN MOORE MIDDLE SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
<u>Condition Level</u> 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	<u>Life Cycle (Age Factor)</u> N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	<u>Action Priority</u> I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA										* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Year 0 (Fiscal Year 2017) - Immediate Recommendations																	
																\$0	
															Total Year 0	\$0	

LYMAN MOORE MIDDLE SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
<u>Condition Level</u> 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	<u>Life Cycle (Age Factor)</u> N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	<u>Action Priority</u> I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations																
SITE																
Parking																
Paving Materials	Bituminous - pavement at parking in front of building good. Pavement along primary route and parking lot side of building- Poor	Mill and repave primary route and parking lot at side of building.	1	END	S	47,000 s.f. @ \$1.25								●		\$110,213
Curbing Materials & Wheel Stops	No wheel stops or curb at side parking lot. Concrete curb at front in poor condition	Wheel stops needed at side parking lot adjacent to athletic field. Replace poor curbing sections	2	ESL	S	150 lf curb@\$10		●								\$2,813
Parking Striping Condition	Good, White/ Faint Arrows	Repaint arrows around access loop.	2	ESL	S	200sf@\$2		●								\$499
Number of Spaces (Regular & ADA)	4 ADA, only 1 sign, non compliant grades, no van accessible parking	Adjust parking grades to be less than 2% within ADA parking. Repaint to include van accessible aisle.	1	END	S	1400 s.f. @\$4 stiping: 250 lf@\$0.50				●						\$10,740
Accessible Parking Signage	Only 1 sign	Install 1 ADA sign per space.	2	ESL	S	\$350 + MU's				●						\$656
Vehicular Drop-Off & Pick-Up Areas																
Locations	No separation	Further investigate and study: Paint and/or install curbing and signage to better define and separate bus and parent drop off locations.	2	ESL	S	Budget for additional study		●								\$12,465
Car & Bus Separations	No strong delineation from cars and buses, only 1 sign															
Vehicular & Pedestrian Circulation																
Traffic Markings & Traffic Signage	Need better signage for no parking spaces	Install no parking signs	2	ESL	S	8@\$125		●		●						\$1,876
Walkway Materials	Bituminous, walk along east side in poor condition	Replace walkway on east side of building.	2	ESL	S	3000s.f@\$2.50		●		●			●			\$14,069
Curb Cuts & Detectable Warning Strips	No panels on site	Install detectible warning panels at crosswalks.	0	OS	S	3000s.f@\$2.50		●		●						\$14,069
Pedestrian Ramp Location & Materials	Bituminous and concrete - Fair	Adjust transitions to 1/4" or less where applicable.	2	ESL	S	Mill and Overlay 200s.f. @\$5		●		●						\$1,876
Service Area																
Loading Dock or Leveler	1 at front (still used?), no markings at entrance to not block	Install no parking sign.	2	ESL	S	\$350 + MU's		●								\$656
Trash & Recycling Containers (# & Size), Trash Compactor (size)	1- 10 yd solid, 1- 6 yd recycle, no screening, poor placement	Relocate dumpsters and install screening.	2	ESL	S	10' x 15' exclusive screened area w/8" concrete on 12" gravel & gate & bollards, \$5,750 + MU's		●							●	\$10,786
Site Furniture & Accessories																
Types, Locations, Materials	Propane @ loading	Make fence more secure	2	ESL	S	50lf@\$50	●	●								\$4,689
Site Drainage																

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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			SEE LEGEND			EVALUATION CRITERIA										* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Ponding	Evidence of ponding at side parking lot.	Install catch basin or adjust grade to drain.	2	ESL	S	1cb@\$2500 pave adjust: 100s.f@\$4							●			\$5,440
STRUCTURAL																
Exterior Wall Construction	Brick veneer tied to CMU walls.	Replace corroded lintels	2	END	S	Approx. (25) lintels, 100 lf +/-						●	●			\$43,628
Exterior Wall Construction		Replace base sealants at areas of newer construction	2	END	S	Approx. 600 lf						●	●			\$1,807
BUILDING EXTERIOR																
Exterior Stairs and Ladders																
Locations and Materials		Replacing handrails, or provide missing handrails, to meet required extensions beyond the bottom of the stair.	2	END	S	A total of 45 linear feet of replaced painted round pipe handrail. Single line wall pipe rail assumed @ \$30 demo & replace = \$1,350 + MU's			●	●						\$2,537
Locations and Materials	Concrete ADA ramp. Handrail mounted to ramp has come loose	Replace handrail mounted to ramp	2	ESL	S	A total of 40' of painted round metal handrail mounted to ramp double line ground mount rail assumed @ \$80 demo & replace = \$3,200 _ + MU's Correct, provide double line ground mount rail.			●	●						\$6,008
Other Observations																
	(2) interior courtyards are not accessible	Recommend providing accessible ramp to each courtyard	3	ESL	S	(2) 18'x5' concrete ramps @ 1450 sf with a total of 72 linear feet of painted round metal handrail @ \$75 (36 linear feet per ramp), \$13,500 per ramp dig-bf-12" gravel-foundation-slab-ground mount rails x 2 ramps + \$72' rails @ \$75 = \$5,400 = \$32,800 + MU's			●	●						\$61,533
BUILDING INTERIOR																
Main Entrance / Main Lobby																
Door Configuration (Vestibule?)	No secured entrance or vestibule.	Recommend providing a secured entry directly into administration area in future renovations. Renovate / reconfigure reception area of main office and renovate portion of main lobby to create a secured entry sequence that brings visitors into main office before entering into student occupied areas.	0	OB	S	800 Square Feet of complete interior renovations. \$125 sf = \$100,000 + MU's	●									\$187,598
Corridors																
Wall Projecting Objects	Drinking fountains are not located in alcoves and do not have cane detection devices.	Provided painted round metal cane detection devices to either side of the drinking fountain to meet ADA requirements	0	OB	S	(5) painted round metal cane detection devices. Two for each fountain. 10 total @ \$250 = \$2,500 + MU's				●						\$4,693
Science Classrooms																

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Sinks (ADA compliance)	Stainless steel counter mounted sink, varying quantities in each classroom. Each classroom had one ADA compliant sink with the exception of one classroom. Sinks had stainless steel goose neck faucets. All in good condition	Recommend providing ADA compliant sink in the one remaining classroom.	N/A	OB	S	(1) counter mounted stainless steel sink at ADA height. See above for counter quantities \$2,250 w/new rough + MU's				●						\$4,226
Art Classrooms																
Casework	A mix of plastic laminate, wood veneer, and metal in varying age and condition	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	3	ESL	S	Provide the following in the (2) Art rooms: (1) 20'x2' Plastic Lam counter at ADA height @ \$90 demo-replace = \$1,800 ea room; (4) 48" double door base cab with drawers 16 lf @ \$275 demo-replace = \$4,400 ea room; (1) 48" ADA sink apron \$400 ea room (2) 12'x2' butcher block wood counter tops 24 lf @ \$100 = \$2,400 ea room (12) 3 tier metal locker base cabs, vented \$500 ea = \$6,000 per room (2)36" tall storage cabinet \$900 ea = \$1,800 per room (2) 36" open shelf tall storage \$750 ea = \$1,200 per room (2) 48" open shelf tall storage \$900 ea = \$1,800 per room = = = TOTALS \$19,800 per room x 2 = \$39,600 + MU's				●		●	●			\$74,291
Gymnasium																
Wall Pads	Wall pads located at walls below backstops in good shape.	Recommend adding more wall pads at wall behind backstop in front of equipment storage room.	3	ESL	S	10 lf wall pad 6' ht assumed = 60 sf @ \$8.50 = \$510 + MU's		●								\$960
Weight Room / Fitness Room																
Door Hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware.	1	OB	S	replace one (1) door knob with ADA compliant hardware, \$500 assumes wood door w/modifications + MU's			●	●						\$941
Locker Rooms																
Shower Configuration (Gang, Stalls)	CMU shower stalls with shower curtains and one ADA stall. Composite shower bases are in poor condition.	Clean shower stall bases of all residue and stain as part of standard maintenance practice	2	ESL	S	(8) 36"x36" stalls (2) 60"x36" stalls 102 sf total area @ \$5 = \$510 + MU's				●						\$960
Nurse and Health																

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Other Observations	Restroom in nurses suite is non-ADA due to size and missing grab bars.	Recommend providing an ADA compliant bathroom in the nurses suite.	0	OB	S	Interior renovation of 250 square feet to reconfigure the bathroom and exam area to provide an ADA compliant restroom and lay down / cot area. Construction to consist of metal stud gyp partition extending to underside of deck, (2) wood veneer HM frame door, Carpet tile floor, 2x4 ACT ceiling, wall mounted sink and floor mounted water closet, ADA grab bars \$150 sf = \$37,500 + MU's				●						\$70,352
ELECTRICAL																
Life Safety																
Fire Alarm	1980's vintage conventional zoned FCI control panel. Occupant notification has been update to comply with ADA requirements in approximately 1/3 of the building, but remaining areas do not comply with current standards.	Update to fully addressable system.	1	OB	S	Carry complete new system for 104,424 sf		●								\$244,314
Emergency Lighting	Emergency battery units with integral and remote heads. Heads are a mixture of LED and incandescent. LED illuminated exit signs with integral battery backup.	Replace older units as they fail. Provide outdoor emergency lighting at building exits.	2	ESL	S	Carry replacement of (45) indoor emergency lighting units and addition of (14) outdoor units.		●								\$56,093
SECURITY																
Secure Entry Vestibule	None	Recommend providing a secured entry directly into administration area in future renovations. Renovate / reconfigure reception area of main office and renovate portion of main lobby to create a secured entry sequence that brings visitors into main office before entering into student occupied areas.	0	OB	S	800 Square Feet of complete interior renovations. \$125 sf = \$100,000 + MU's	●									\$187,598
Intrusion Alarm System	Bosch system connected to district-wide network	System will reach the end of its anticipated useful life within 15 years.	3	ESL	S	Carry Complete system replacement for 104,424 sf	●									\$117,171
Security Camera System	POE cameras connected to district DVR servers, which are located at PATHS	Add exterior cameras to cover the outdoor area at the west side of the building north of the gym	2	ESL	S	16 cameras	●									\$68,558

Total Years 1 - 5	\$1,324,115
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LYMAN MOORE MIDDLE SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
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1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA										* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations																	
PLUMBING																	
Domestic distribution piping	Copper pping lead solder (1950s)	Copper system beyond service life--replace	2	END	L	\$/SF @ 70K SF						●	●			\$2,018,900	
Sanitary Waste and Vent System	Cast Iron (1950s) and PVC	Cast iron sanitary beyond service life--replace.	2	END	L	\$/SF @ 70K SF						●	●			\$1,164,750	
Storm Drain System	Cast Iron (1950s) and PVC	Cast iron sanitary beyond service life	2	END	L	\$/SF @ 70K SF						●	●			\$504,725	
MECHANICAL																	
Heating Plant	(2) Burnham Industrial 5,021 MBH Gross Output steam boilers, 1991 est. mfg. Provides steam to Lyseth; steam and hot water to Moore. The HX and original pumps were installed during the 96 renovation. Condensate return pumps are in good condition. Boiler feed system appears older than the 96 renovation date.	Convert boiler plant from steam to hot water.	1	END	L	Figure (2) 2,700 MBH gas condensing boilers with appurtenances (exp tank, etc)						●	●			\$737,675	
Air Handling Unit Systems (1996 Addition)	Roof top H&V units 1996 mfg. Assumed 5,000 cfm. Each: (2) units 1996 class wing addition, (1) café, (1) gym.	Units are nearing their usefull service life (5 years left) Replace in kind.	2	END	L	(5) 5,000 cfm rooftop H & V units.						●	●			\$349,425	
Pumps	7 1/2 hp hot water pumps to the building were replaced in 2012.	The expected service life of a base mount pump is 25 years. Add (2) 150 gpm pumps w/VFDs to serve original building at time of steam to HW conversion. Replace exisitng (2) 7 1/2 HP pumps with VFD pumps.	3	ESL	L	Figure (4) 175 gpm pumps w/VFDs						●	●			\$0	
Terminal Unit Systems Heating	Convective heating units and CUHs are mostly HW units.	CUHs and convective units at end of expected service life of 20 years- replace units.	2	END	L	Figure (20) units at \$2,500 ea.						●	●			\$108,710	
Terminal Unit Systems Classes (Addtion 1996)	Reheat duct coils serving classrooms from H&V rooftop unit.	Reheat duct coils are at the end of their expected service life. Replace coils in kind.	2	END	L	Figure (35) 14 x12 duct coils						●	●			\$77,650	
Terminal Unit Systems Unit ventilators (original building side)	Floor mount (steam) and ducted (HW) unitventilators are end of expected service life of 20 years.	New rooftop ERU units with HW coils to provide classroom ventilation. Install system at time of steam to HW conversion. Assume (4) 2,500 cfm units. Install fintube to classrooms for heating.	2	END	L	(4) Rooftop ERUs 2,500 cfm. \$/SF @ 70K SF for uninsulated ductwork. Figure 800 ft fintube						●	●			\$271,775	
Exhaust Systems	Roof top toilet power exhausters and unit ventilators relief hoods	Nearing end of service life--remove and incorporate as part of the new ERU ventilation at time of steam to HW conversion.	2	END	L	No price--ductwork modification figured in above.						●	●			\$0	
Piping System (HW for 1996 Reno)	Piping mains were replaced in 2012 due to victaulic fitting failure.	No Acrtion Required for recently replaced mains. Replace copper runouts to coils.	3	ESL	L	Figure \$/SF @ 15K SF for insulated for runnouts to HW coils.						●	●			\$232,950	
Piping System (Steam original Bldg)	Steam piping is original to the 1950's buildings. This piping is beyond is expected service life of 30 years.	Replace steam piping with HW piping system at time of steam to HW conversion.	2	END	L	Figure \$/SF @ 70K SF --pipe with insulation.						●	●			\$1,863,600	
Automatic Temperature Controls	Vintage pneuymatics and some DDC electric.	Pneumatics are end of service life- replace complete system for original building and 1996 addition at time of steam to HW conversion.	2	END	L	Figure \$/SF @ 104K SF.						●	●			\$807,560	
ELECTRICAL																	

LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Service	Underground primary to utility transformer vault in building. The vault was not accessible at the time of our visit as it requires utility company presence to access. Comments regarding life cycle are based on the general building vault arrangement being an obsolete design. The school has had repeated issues with squirrels shorting the overhead utility primary, resulting in power outages due to blown utility cutouts.	Update to padmount transformer. Further investigation by utility company is required to determine cause of shorts due to squirrel activity.	2	OB	L	Carry complete new service entrance for 104,424 sf						●	●			\$132,005
Equipment	(1) 1995 vintage 800A panelboard and (1) 1960 vintage switchboard	Update to a single switchboard as part of service upgrade	2	END	L	Carry new 1600A, 208/120V 3-phase switchboard						●	●			\$83,862
Panels	Mix of 1960 vintage and 1995 vintage panelboards	Replace 1960 vintage panelboards. All panels will reach the end of their anticipated useful lives within 10 years.	2	END	L	Carry complete power distribution system replacement fo 104,424 sf						●	●			\$526,467
Branch Circuits	Receptacles appear to be located appropriately for the current program. Some receptacles located near sinks science rooms do not include GFCI protection.	Provide GFCI protection for receptacles in accordance with current code.	2	ESL	L	\$2,000 + MU's						●	●			\$4,675
Exterior Building Lighting	LED wall packs. Some fixtures are not properly secured.	Repair or replace fixtures that are not properly secured.	2	ESL	L	Carry replacement of (4) LED wall packs in the immediate						●	●			\$5,591
Exterior Building Lighting	LED wall packs. Some fixtures are not properly secured.	All fixtures will reach the end of their anticipated useful lives within 20 years	2	ESL	L	Carry replacement of (20) in the long term						●	●			\$27,954
Interior Lighting																
Classrooms	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	END	L	Carry complete interior lighting replacement for 104,424 sf						●	●			\$1,888,448
Offices	Recessed fluorescent fixtures with parabolic diffusers and T8 lamps	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	ESL	L							●	●			
Corridors	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●			
Toilets	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●			
Mech/Storage	fluorescent strips with T8 lamps	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●			
Assembly					L							●	●			
Gym	T8 fluorescent high bays	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●			
Life Safety																

LYMAN MOORE MIDDLE SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
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Category	Description and General Comments	Recommended Action	See Legend			Quantity Info	Evaluation Criteria									* Opinion of Probable Cost
			Cond. Level	Life Cycle	Action Priority		Security	Health & Safety	Code Compliance	ADA/ Accessibility	Sustain - Ability	Extending Bldg. Life	Operation & Maintenance	Impact on Learn. Env.	Aesthetics & Appearance	
Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations																
Building Interior																
General Notes																
Interior wall base finish material	Resilient rubber base is in fair condition and should be replaced in 11-20 years	Replace all resilient rubber wall base with new resilient rubber base through out the entire building	3	ESL	L	New resilient rubber wall base for a 102,000 GSF two story building @ \$0.50 per sf floor = \$51,000 + MU's						●	●			\$148,559
Wall Finish Materials		Budget for repainting entire interior, including doors and frames	2	ESL	L	Base on 102,000 GSF						●	●			\$594,237
Main Entrance / Main Lobby																
Entrance Mats	(3) large lay down walk-off mats in good condition	To preserve interior finishes it is our recommendation to replace with more robust walk-off carpet sequence at the main entrance. Provide an area of aggressive grade walk-off material at the exterior of the vestibule. Provide a mild grade walk-off mat product as finish floor in the vestibule. Provide an area of low grade walk-off carpet in the main lobby. Schedule work with secured entry vestibule renovation	3	ESL	L	150 Square Feet of aggressive grade walk-off mat. \$17.50 recycled rubber matt = \$2,625 + MU's 250 Square Feet of mild grade walk-off mat. \$15 sf = \$3,750 + MU's 1,000 Square feet of low grade walk-off mat @ \$10 = \$10,000 + MU's = = TOTALS \$16,375 + MU's						●	●			\$47,700
Ceiling Finish Materials	2x2 ACT in good condition	Recommend replacing 2x2 ACT ceiling system complete.	3	ESL	L	1,300 sf 2 x 2 @ \$6 demo & replace = \$7,800 + MU's						●	●			\$22,723
Corridors																
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	15,000 sf @ \$4.50 demo-replace = \$67,500 + MU's						●	●			\$196,627
Lockers	Double tier metal lockers, vented, and ADA compliant. Lockers are in fair condition	Recommend replacing lockers with new double tier painted metal vented lockers	3	ESL	L	500 lf lockers double tier \$135 opng demo-replace =\$135,000 + MU's						●	●			\$393,245
Doors opening into Corridors (rating, closers, hold-opens, swing, widths)	Most doors opening into corridors have closers but no hold opens (wood stops are used). Swings and widths are compliant.	Remove wood stops and provided hold opens at doors that are intended to remain open	0	OB	L	Provide magnetic closers for a total of (40) doors) quantity unclear A total of 40 doors						●	●			\$29,129
Stairs and Exits																
Floor & Base Finish Materials	VCT with resilient rubber wall base	Replace damaged floor tile (isolated areas around floor catches at doors).	1	END	L	30 sf @ \$7.50 =\$225 + MU's						●	●			\$658
Ceiling Finish Materials	2x4 ACT in fair condition. Painted GYP under stair landings and stringers	Recommend replacing with new 2x4 ACT ceiling complete. Repaint GYP ceilings.	2	ESL	L	Paint 1,000 sf allowance \$1.50 pre-repaint = \$1,500 + MU's .. 700 sf ACT @ \$4.50 demo-replace = \$3,150 + MU's						●	●			\$13,549
Handrails (height, extensions, profile)	Painted round metal handrails in fair condition. Heights, extensions, and profile are all compliant.	Recommend repainting handrails as part of standard maintenance practice	2	ESL	L	180 lf single line pipe rail assumed @ \$10 = \$1,800 + MU's Correct, single line pipe rail wall mounted.						●	●			\$5,245
General Purpose Classrooms																

LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Floor & Base Finish Materials	A mix of broadloom carpet and VCT with resilient rubber wall base	Recommend replacing broadloom carpet with new carpet tile	3	ESL	L	An average of 800 square feet in each carpeted classroom (total of 17 classrooms) @ \$6 sf demo-prep-replace = \$81,600 + MU's						●	●			\$237,699
Wall Finish Materials	A mix of painted GYP, painted CMU, and some classrooms have operable partitions in fair condition (some used frequently and some not used at all)	Recommend replacing operable wall finishes with white board finish.	3	ESL	L	A total of 180 linear feet of operable wall finishes to be replaced with white board finish, 4' ht assumed = 720 sf @ \$30 demo-replace = \$21,600 + MU's Correct, 4' height						●	●			\$62,923
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	An average of 800 square feet in each classroom (total of 35 classrooms) \$4.50 sf demo-replace =\$126,000 + MU's						●	●			\$367,029
Casework	A mix of plastic laminate, wood veneer, and metal in varying age and condition	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	3	ESL	L	Provide the following in each classroom (35 classrooms): (2) 36" tall cabinet \$750 ea = \$1,500 per class; (4) 36" Tall open book shelves \$600 ea = \$2,400 per class; (6) 36"x48" open book shelves 18 lf @ \$150 w/demo = \$2,700 per class = = TOTALS \$231,000 + MU's						●	●			\$672,886
Visual Display Surfaces	Tack board, white board, and laminate white board surface installed over chalk board.	Remove laminate white board material and chalk board behind with white board.	2	OB	L	Provide (1) 20' of wall mounted white board in each classroom (35 classrooms), 4' ht assumed @ \$30 demo-replace =\$84,000 + MU's						●	●	●		\$244,686
Science Classrooms																
Floor & Base Finish Materials	VCT with resilient rubber wall base in fair condition	Recommend replacing VCT floor with new VCT	3	ESL	L	7,500 sf vct demo-replace w/wall base @ \$5.25 =\$39,375 + MU's						●	●			\$114,698
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	7,500 sf @ \$4.50 demo-replace = \$33,750 + MU's						●	●			\$98,314
Casework	A mix of plastic laminate w/ science counter tops and a variety of plastic laminate, metal, and wood casework.	Recommend replacing all casework in science labs to match the plastic laminate casework with "science tops" in the labs on the second floor	3	ESL	L	A total of 350 linear feet of phenolic counter tops on level 1 only. Level 2 is OK as is. \$150 If demo-replace tops only = \$52,500 + MU's							●			\$152,934

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

** Note:
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Visual Display Surfaces	Tack board, white board, and laminate white board surface installed over chalk board.	Remove laminate white board material and chalk board behind with white board.	2	OB	L	Provide (1) 20' of wall mounted white board in each classroom (2 classrooms) 4' ht assumed, 80 sf total @ \$30 demo-replace = \$2,400 + MU's						●	●	●		\$6,997
Science Prep Rooms																
Floor & Base Finish Materials	VCT with resilient rubber wall base in fair condition	Recommend replacing VCT floor.	3	ESL	L	300 sf vct demo-replace w/wall base @ \$5.25 = \$1,575 + MU's						●	●			\$4,587
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	300 sf @ \$4.50 demo-replace = \$1,350 + MU's						●	●			\$3,939
Life Science (Home Ec.)																
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	1,800 sf @ \$4.50 demo-replace = \$8,100 + MU's						●	●			\$23,594
Art Classrooms																
Floor & Base Finish Materials	VCT with resilient rubber wall base. Floor shows areas of previous patch jobs. Base is in fair condition	Recommend replacing VCT floor with new VCT floor to provide a uniform floor finish and condition.	2	ESL	L	3,000 sf vct demo-replace w/wall base @ \$5.25 = \$15,750 + MU's						●	●			\$45,881
Ceiling Finish Materials	2x4 ACT in poor condition. Tiles are sagging and many tiles are damaged	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	3,000 sf @ \$4.50 demo-replace = \$13,500 + MU's						●	●			\$39,329
Visual Display Surfaces	Chalk board, tack board, and white board	Replace chalk board with white board	1	OB	L	48" x 120" 40 sf @ \$30 demo-replace = \$1,200 + MU's						●	●			\$3,503
Other Observations	Wood top, metal base work stations (4) are heavily worn and beat up.	Recommend replacing work stations with new work stations of better quality material	2	END	L	4 ea 60" x 60" work stations 20 lf @ \$350 = \$7,000 + MU's						●	●			\$20,390
Technology Classrooms																
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	1,300 sf @ \$4.50 demo-replace = \$5,850 + MU's						●	●			\$17,042
Special Education Classrooms																
Floor & Base Finish Materials	A mix of broadloom carpet and VCT with resilient rubber base in fair condition	Recommend replacing broadloom carpet with new carpet tile	3	ESL	L	2,400 sf @ \$6 demo-replace = \$14,400 + MU's						●	●			\$41,952
Ceiling Finish Materials	2x4 ACT in poor condition. Tiles are sagging and many tiles are damaged	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	4,600 sf @ \$4.50 demo-replace = \$20,700 + MU's						●	●			\$60,301
Casework	A mix of plastic laminate, wood veneer, and metal in varying age and condition	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	3	ESL	L	Provide the following in each classroom (8 classrooms): (2) 36" tall cabinet \$750 ea = \$1,500 per room; (3) 36" Tall open book shelves \$600 ea = \$1,800 per room; (4) 36"x48" open book shelves \$150 lf for 16 lf = \$2,400 per room; = = = TOTALS \$45,600 + MU's						●	●	●		\$132,833

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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		SEE LEGEND				EVALUATION CRITERIA										* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Visual Display Surfaces	Tack boards and white boards. White boards are older and shown stain from markers that wont erase easily.	Recommend replacing white boards	2	ESL	L	Provide a total of (5) 20' wall mounted white boards 4' ht assumed, 400 sf @ \$30 demo-replace = \$12,000 + MU's						●	●	●		\$34,955
Cafetorium																
Flooring		Recommend repainting gaming lines.	2	ESL	L	(1) full basketball court (3) racquetball courts Allowance 1,000 lf game lines @ \$5 lf w/masking = \$5,000 + MU's						●	●			\$14,565
Backstops (quantity, mounting type, manual/motorized)	(2) ceiling mounted backstops, fixed, in fair condition (dated)	Recommend replacing backstops.	3	ESL	L	(2) ceiling mounted, fixed, backstops \$5,000 ea w/demo = \$10,000 + MU's						●	●			\$29,129
Door Material (Including Frame & Glazing)	A mix of wood veneer door and painted metal door, all in painted hollow metal frames. A mix of flush doors, narrow lites, and half glass. All glazing in gym area is wired safety glass.	Metal doors and hollow metal frames need to be repainted	2	ESL	L	(4) single 36"x84" painted metal doors with hollow metal frames and narrow lites. \$125 ea door & frame repaint = \$500 + MU's						●	●			\$1,461
Performing Arts - Stage																
Wall Finish Materials	Painted CMU and operable partition with acoustic treatment. Operable wall separates stage from auditorium to allow for band and chorus practice.	Recommend replacing operable wall finishes with acoustic fabric finish.	3	ESL	L	500 sf assumed to be area of opening x 2 = 1,000 sf fabric required @ \$12 demo-replace = \$12,000 + MU's						●	●			\$34,955
Theatrical Lighting	Minimal, single row of incandescent lights	Recommend providing functional theatrical lights.	0	OB	L	(2) 10' ceiling mounted light poles with theatrical lighting @ \$200 lf = \$4,000 + MU's						●	●			\$11,652
Performing Arts - Music Rooms																
Floor & Base Finish Materials	A mix of broadloom carpet and rubber slip-resistant ramp finish with resilient rubber wall base	Recommend replacing broadloom carpet with new carpet tile	3	ESL	L	1500 sf @ \$6 demo-prep-replace = \$9,000 + MU's						●	●			\$26,216
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	1,500 sf @ \$4.50 demo-replace = \$6,750 + MU's						●	●			\$19,665
Other Observations	Paint on metal guardrail and handrail at ramp is failing in several areas.	Remove failing paint and re-paint railings complete	2	ESL	L	A total of 35 linear feet of metal round handrail to be sanded and painted. Double line pipe guard rail assumed for 85 total lf pipe @ \$10 lf = \$850 + MU's						●	●			\$2,477
Library / Media Center																
Floor & Base Finish Materials	A mix of broadloom carpet and VCT with resilient rubber base in fair condition	Recommend replacing broadloom carpet with new carpet tile	3	ESL	L	3300 sf @ \$6 demo-prep-replace = \$19,800 + MU's						●	●			\$57,678
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	3,600 sf @ \$4.50 demo-replace = \$16,200 + MU's						●	●			\$47,197
Gymnasium																
Acoustical Treatments	Painted tectum panels hi up on wall behind backstops in good condition.	Recommend re-painting all tectum panels	3	ESL	L	1200 sf @ \$1,75 prep-repaint = \$2,100 + MU's						●	●			\$6,116

LYMAN MOORE MIDDLE SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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			SEE LEGEND			EVALUATION CRITERIA										* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Other observations	Temporary plywood partition in gym equipment storage room.	Recommend replacing with permanent GYP partition.	2	OB	L	Replace with a total of 13' linear feet of metal stud gyp wall construction extending to underside of rood deck. \$7 sf demo-replace 14' ht assumed = 185 sf = \$1,295 + MU's unpainted						●	●			\$3,774
Weight Room / Fitness Room																
Floor & Base Finish Materials	VCT with resilient rubber wall base. Flooring is showing heavy wear and tare but is well maintained.	Recommend replacing with sheet rubber athletic flooring.	3	ESL	L	1000 sf @ \$13 demo-prep-replace = \$13,000 + MU's						●	●			\$37,868
Ceiling Finish Materials	Painted GYP ceiling in good condition	Recommend re-painting as part of standard maintenance practice	3	ESL	L	1000 sf @ \$1,75 prep-repaint = \$1,750 + MU's						●	●			\$5,100
Locker Rooms																
Ceiling Finish Materials	Painted GWB / plaster with isolated areas of damage or failing paint.	Repaint, patch, sand, and paint isolated areas of ceiling damage and failing paint (specifically above shower stalls).	2	ESL	L	A total of 80 square feet in each of the two locker rooms @ \$2.75 epoxy paint = \$220 + MU's						●	●			\$648
Shower Configuration (Gang, Stalls)	CMU shower stalls with shower curtains and one ADA stall. Composite shower bases are in poor condition.	Clean shower stall bases of all residue and stain as part of standard maintenance practice	2	ESL	L	(8) 36"x36" stalls (2) 60"x36" stalls 102 sf total area @ \$5 = \$510 + MU's						●	●			\$1,490
Level of Privacy	Moderate level of privacy. Semi private showers (curtains) but no private changing area directly in front of showers.	Recommend providing private changing / drying areas directly in front of shower stalls	0	OB	L	Provide the following in each of the two locker rooms: (4) 36"x36" plas. partition stalls w/ doors infront of each shower stall @ \$1,250 ea (1) 36"x60" plas. partition stall w/ door infront of ADA shower stall @ \$1,500 ea = = TOTALS \$6,500 + MU's						●	●			\$18,939
Changing Area (Private or Open)	Open changing area with wood locker benches	Recommend providing private changing areas in the locker rooms. Remove 8 lockers from each locker room and provide plastic partition stalls with doors for private changing areas.	0	OB	L	Provide the following in each of the two locker rooms: (1) 36"x36" plastic partition stall with door @ \$1,250 ea; (1) 60"x60" plastic partition stall with door @ \$1,750 ea; demo 8 lockers \$25 ea = \$200 = = TOTALS \$3,200 per room x 2 = \$6,400 + MU's						●	●			\$18,649
Kitchen and Servery																
Ceiling Finish Materials	(See Food Service Below) Painted GYP / plaster ceiling and areas of 2x4 ACT in fair condition.	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	400 sf @ \$4.50 demo-replace = \$1,800 + MU's						●	●			\$5,245

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Door Material (Including Frame & Glazing)	Painted metal doors with painted hollow metal frames. All doors in kitchen area are flush. Paint is peeling and failing in most areas.	Recommend replacing metal doors and hollow metal frames with wood veneer doors in painted hollow metal frames.	2	ESL	L	(4) single 36"x84" wood veneer door with narrow lites. \$1,750 w/narrow lites demo-replace = \$7,000 + MU's						●	●			\$20,390
Teacher Workroom and Staff Areas																
Floor & Base Finish Materials	A mix of broadloom carpet and VCT with resilient rubber base in fair condition	Recommend replacing broadloom carpet with new carpet tile	3	ESL	L	1100 sf @ \$6 demo-prep-replace = \$6,600 + MU's						●	●			\$19,229
Wall Finish Materials	A mix of painted GYP and painted CMU	Repair, patch, sand, and paint GYP wall finish in teachers work room 225 on the second floor.	2	ESL	L	A total of 90 linear feet of gyp walls to be refinished x 10 ht & both sides assumed = 1,800 sf refinish area @ \$1.50 prep-refinish = \$2,700 + MU's						●	●			\$7,868
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	1100 sf @ \$4.50 demo-replace = \$4,950 + MU's						●	●			\$14,419
Casework	Plastic laminate in varying condition (dated). Casework located in admin suite is in good condition	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	3	ESL	L	Provide the following in (3) staff rooms): (1) 48"x36" open book shelf \$150 lf = \$600 per room; (1) 48" tall open book shelf \$600 per room; (1) 36" tall cabinet \$750 per room; (1) 36" ADA sink apron \$300 per room; (1) 48" double door base cab w/ drawers @ \$275 w/demo = \$1,100 per room; (1) 84"x24" counter at ADA height @ \$90 w/demo = \$630 per room; (1) stainless steel counter mounted sink \$1,500 re-use exist rough for sinkper room; = = = TOTALS \$5,480 per room x 3 = \$16,440 + MU's						●	●			\$47,894
Nurse and Health																
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	400 sf @ \$4.50 demo-replace = \$1,800 + MU's						●	●			\$5,245
Administration Office Area																
Floor & Base Finish Materials	A mix of broadloom carpet and VCT with resilient rubber base in fair condition	Recommend replacing broadloom carpet with new carpet tile	3	ESL	L	1700 sf @ \$6 demo-prep-replace = \$10,200 + MU's						●	●			\$29,720
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	1700 sf @ \$4.50 demo-replace = \$7,650 + MU's						●	●			\$22,287

LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Conference Room	Conference room area but does not appear to be currently used as a conference room	Recommend renovating / reconfiguring portion of main office suit to accommodate conference room.	0	OB	L	Interior renovation of 900 square feet to accommodate conference room. Construction to consist of acoustic rated gyp walls, 2x2 ACT ceiling, resilient wall base, carpet tile, wood veneer single door (36"x84"). \$125 sf = \$112,500 + MU's						●	●			\$327,709
Student Toilet Rooms																
Floor & Base Finish Materials	Ceramic floor tile with no base in fair condition. A few areas of patched or missing floor tile. Each bathroom appears to have an area where a water closet was removed and a fastened cover plate was installed over the exposed plumbing line. One bathroom had the cover	Recommend replacing floor finish with porcelain tile and providing porcelain tile wall base.	2	END	L	1700 sf @ \$15.50 demo-prep-replace-tile base = \$26,350 + MU's						●	●			\$76,762
Floor & Base Finish Materials		Areas where the fastened cover plate was installed at removed water closet (specifically the one that was missing) should be infilled and patched in to match floor finish).	1	OB	L	30 sf @ \$15 = \$450 + MU's						●	●			\$1,316
Wall Finish Materials	Glazed block CMU in poor condition. Several areas of chipped finish, patch jobs, and cracked glazing. Wall finish approaching end of life	Add ceramic tile wainscoting covering broken glazed block	2	END	L	300 sf @ \$15 = \$4,500 + MU's						●	●			\$13,113
Ceiling Finish Materials	2x4 ACT with several water stains and visible sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	1700 sf 2 x 4 ACT @ \$4.50 demo-replace-tile base = \$7,650 + MU's						●	●			\$22,287
Toilet Partitions	Enamel paint metal partitions in fair condition	Recommend replacing toilet partition with new metal partitions painted with enamel paint.	3	ESL	L	A total of (22) 26"x60" stalls \$1,250 ea; (5) 60"x120" ADA stalls \$1,750 ea; (1) 60"x60" ADA stalls \$1,500 ea; TOTALS\$37,750 + MU's						●	●			\$109,965
Staff Toilets																
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	300 Square Feet of 2x4 ACT ceiling system @ \$4.50 = \$1,350 + MU's						●	●			\$3,939
Mechanical and Service Spaces																
Floor & Base Finish Materials	VCT with resilient rubber wall base	Replace VCT floor.	3	ESL	L	1350 sf @ \$5 demo-prep-replace-tile new base = \$6,750 + MU's						●	●			\$19,665
Ceiling Finish Materials	2x4 ACT ceiling in fair condition	Recommend replacing 2x4 ACT ceiling complete.	3	ESL	L	1350 Square Feet of 2x4 ACT ceiling system @ \$4.50 = \$6,075 + MU's						●	●			\$17,700
Total Years 11 - 15																\$4,940,480

LYMAN MOORE MIDDLE SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
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4 - Excellent - New		

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Category	Description and General Comments	Recommended Action	See Legend			Quantity Info	Evaluation Criteria										* Opinion of Probable Cost
			Cond. Level	Life Cycle	Action Priority		Security	Health & Safety	Code Compliance	ADA/ Accessibility	Sustain - Ability	Extending Bldg. Life	Operation & Maintenance	Impact on Learn. Env.	Aesthetics & Appearance		
Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations																	
Building Exterior																	
Exterior Wall Cladding																	
Materials	Brick masonry veneer and precast concrete. Condition varies; original building has isolated areas of efflorescence and damaged masonry, the addition is in good condition with isolated areas of damage.	Recommend re-pointing masonry as part of standard maintenance practice.	3	ESL	L	102,600 GSF two story masonry veneer building, financially unfeasible, suggest mason study to determine exact repairs needed 2,750 SF of area needs to be repointed						●	●			\$67,217	
Spalling, Staining, Efflorescence	Isolated areas of spalling and cracked masonry veneer as the result of rusting lintels. Isolated areas of efflorescence.	Remove masonry veneer at areas showing signs of efflorescence to discover the cause of the problem and correct the issue. Remove masonry veneer in area of cracked brick, replace lintel and reflash.	2	ESL	L	A total of 300 Square Feet of exterior masonry to be removed (due to rusted lintels or efflorescence) back to substrate, reflash, and replaced with new brick to match existing. @ \$35 demo & replace = \$10,500 + MU's						●	●			\$34,226	
Other Observations	Exterior painted metal column enclosures at front entrance are showing signs of normal wear and tear as well as signs of rust.	Grind away all rust, fill and sand smooth and dents or deformations in the column wrap and repaint enclosure complete.	2	ESL	L	(5) 24" diameter x 144' " assumed, not ' (5) 24" diameter x 96' " assumed, not ' 6 30 total sf area @ \$12 = \$7,560 + MU's Correct, inches not feet						●	●			\$24,643	
Windows																	
Frame Materials	Storefront framing, aluminum operable windows, and Insulated panel system (Kalwall). Varying age and condition. Paint on metal frames is failing	Painted metal frames in the original building should be sanded and painted with the appropriate exterior grade paint.	2	ESL	L	A total of 5,600 square feet of painted steel exterior frames to be sanded and repainted @ \$10 = \$56,000 + MU's						●	●			\$182,508	
Frame Materials		Budget for window replacement	2	END	L	Budget from PPS CIP						●	●			\$541,375	
Glazing Type and Color	Insulated panels, clear insulated glass. Insulated panels are in fair condition.	Replace damaged panels in the insulated panel wall system (Kalwall panels)	2	ESL	L	A total of 60 Square Feet of insulated panel (Kalwall) @ \$30 demo & replace = \$1,800 + MU's						●	●			\$5,869	
Storm Windows and Insect Screens	Insect screens at a few windows only. Appears to be missing from all other windows	Recommend replacing / providing insect screens to all operable windows.	2	ESL	L	A total of 180 operable windows that need insect screens. Typical operable sash size is 48"x48" \$160 ea screen = \$28,800 + MU's						●	●			\$93,864	

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Sills	Aluminum sheet metal. Paint is failing on the flashing	Recommend removing paint and providing exterior paint and primer intended for aluminum	2	ESL	L	A total of 700 linear feet of painted metal sill to be sanded and painted @ \$10 lf = \$7,000 + MU's						●	●			\$22,814
Exterior Doors - Main Entrance																
Frame Materials	Painted storefront frames and metal doors in poor condition. Frames and doors are rusting and paint is failing due to the rust.	Replace storefront system complete with aluminum framing system.	2	ESL	L	A total of 450 Square Feet of aluminum framing with two sets of double doors 72"x84" = 370 sf sidelites 7 transoms \$80 sf w/demo-replace & \$2,750 ea door w/demo-replace-panic hdwr-closer = \$40,600 + MU's						●	●			\$132,323
Exterior Doors (not including Main Entry)																
Materials	Metal doors in hollow metal frames. Paint is failing on all of the doors and frames.	Replace all exterior doors with thermally broken painted aluminum frames and painted aluminum doors	2	END	L	(9) 36"x84" aluminum exterior doors and frame (11) 72"x84" aluminum exterior double doors and frame These numbers exclude doors at the mechanical area and main entrance \$2,750 per door w/demo-replace-panic hdwr-closer =\$85,250 + MU's						●	●			\$277,844
	Doors to mechanical area are rusting through and should be replaced much sooner than the rest of the exterior doors.	Replace exterior metal doors and HM frames in mechanical room area and replace with aluminum doors and frames complete.	1	END	L	(3) 36"x84" aluminum exterior doors and frame (2) 72"x84" aluminum exterior double doors and frame \$2,750 ea door demo-replace-panic hdwr-closer = \$19,250 + MU's						●	●			\$62,745
Lintels	lintels over doors and windows appear to be in good shape. Lintels over louvers are rusting and are in poor	Remove rust and repaint lintels above louvers.	2	ESL	L	140 lf @ \$10 = \$1,400 + MU's						●	●			\$4,569
Overhead or Coiling Doors	(1) Overhead insulated section door with vision panels in poor condition. Door is dented from truck damage, one of the vision panels is broken, weather stripping along perimeter is failing, and rubber gasketing at vision panels is failing.	Recommend replacing overhead sectional door	2	END	L	(1) 96"x96" overhead sectional insulated door with vision panels, elect op assumed re-used, \$2,250 demo & replace + MU's Correct, electrical operation. New door, not re-used						●	●			\$7,341
Fascia, Trim, Soffits & Overhangs																
Materials	Painted Cementitious soffit material in fair condition. Staining from previously removed wasps nests is visible.	Clean all residue from old wasps nests. Recommend repainting.	2	ESL	L	100 sf @ \$5 = \$500 + MU's						●	●			\$1,635
Materials	Decorative wall tile used at the soffit of the auditorium entrance, in fair condition.	Clean all decorative tile and replace cracked tile with new tile to match.	2	ESL	L	100 sf @ \$5 = \$500 + MU's						●	●			\$1,635
Materials	Wood fascia under new metal roof edge in poor condition.	Remove failing paint and repaint with exterior grade paint.	2	END	L	A total of 600 linear feet along perimeter of the original building @ \$3.50 = \$2,100 + MU's						●	●			\$6,843
Sealants & Expansion Joints																

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Window / Door Perimeter Sealant	Original building: Perimeter sealant material unknown and is varying in age and condition. Sealant is failing at all louvers. Addition: Sealant around windows and doors appear to be in good condition	remove and replace all sealant and back rod materials at all louver locations.	1	END	L	A total of 500 linear feet of sealant at louvers @ \$3.50 rout & recaulk =\$1,750 + MU's						●	●			\$5,706
Building Joint Sealant	Building joint sealant located in the addition portion of the exterior only. Condition of joint sealant is fair and showing signs of deterioration. Material unknown	remove and replace all sealant and back rod materials at building joints in the "addition" areas.	2	END	L	A total of 500 linear feet of building joint sealant @ \$5 rout & reseal w/backer rod = \$2,500 + MU's						●	●			\$8,153
Roof Assembly & Flashing																
Flat or Sloped Geometry	Majority of the roof is flat with sloped steel and tapered insulation. One small area of sloped roof over Gym storage.	Budget for roof replacement (black EPDM) at end of service life	2	ESL	L	86,000 SF						●	●			\$3,363,368
Roof Drains (Covers)	Roof drains, some missing roof drain covers. Areas around some roof drain have collected debris and hindering free flow of water into the drains.	Replace missing roof drain covers. Clear areas around roof drains of collected debris to allow for free flow of water into the drain. Replace roof drain covers completely in areas of ballasted roof.	1	END	L	10 roof drain covers @ \$150 = \$1,500 + MU's						●	●			\$4,894
Other Observations	Small portion of Kalwall system is to close to the low roof and could cause water entry issue from snow build up.	Recommend raising the sills of the Kalwall unit to a minimum of 18" above the finish roof surface.	3	ESL	L	(2) 48"x96" areas of Kalwall, allowance \$10,000						●	●			\$32,591
	Low roof by loading dock has been, and still is, a problem by being to low and allowing kids easy access to the roof.	Install an anti-climbing device along the roof edge along the loading dock stairs. Devices like "Climb Prevention Rollers" are recommended.	0	OB	L	20 linear feet of climb prevention rollers installed along roof edge.						●	●			\$4,331
Exterior Stairs and Ladders																
Locations and Materials	A mix of concrete stairs and concrete stairs with recessed metal nosing.	Recommend repairing damaged concrete stairs and replacing / providing recessed metal stair nosing.	2	END	L	A total of 300 Square Feet of concrete stairs to be repaired, scope unclear, allow \$5,000 + MU's Demo damaged stair treads and provide new form work, and pour new concrete treads / risers. A total of (8) 10' long treads with 7" risers A total of (3) 8' long treads with 7" risers A total of (1) 26' long tread with 7" riser Provide new metal recessed nosings at new stair treads.						●	●			\$18,093

Total Years 16 -20	\$4,904,587
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CASCO BAY AND PORTLAND ARTS & TECHNOLOGY
Capital Plan Detailed Scope of Work

LEGEND		
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1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
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4 - Excellent - New		

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	

Year 0 (Fiscal Year 2017) - Immediate Recommendations

SITE																
Parking																
General Layout Description	Observed a need for pedestrian safe passage in lot. Observed students parking in limited parking. ADA spaces don't have passage. Observed low lying OHE along East side of site. Observed parents parking in bus drop-off. No lighting.	Paint crosswalks and install signs in parking lot. Relocate/raise OHE. Install lighting in parking lot.	2	ESL	I	# crosswalks proposed (3); # signs required (5); definition OHE (Overhead Electric ~200-ft); # (7) & height lights (20 FT) cross walk: 150sf@\$2 signs: 5each @\$125 Lights: 7 ea@\$6000 Overhead Elec: 200 lf@\$100	●									\$94,702
PLUMBING																
Sanitary Waste and Vent System	Mostly cast iron, 8" sanitary exits near maintenance room. Kitchen has grease interceptor. Much of the sanitary piping from floor drains in the garage is corroded from salt drippings.	Replace sanitary floor drain piping serving auto garage floor drains to gas trap. Most sanitary is beyond useful life.	1	END	I	(l) Figure \$50K garage corroded piping						●	●			\$75,000

Total Year 0	\$169,702
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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations																
SITE																
Parking																
Paving Materials	Bituminous Asphalt - Poor in parking areas, at loading docks and along east access roadway.	Mill and overlay bituminous in poor condition.	2	END	S	(54,000 SF) 54,000 s.f. @\$1.25								●		\$126,628
Curbing Materials & Wheel Stops	Concrete curb poor condition at parking lot, no wheel stops at door to school maintenance,	Replace/repair curb where needed. Install wheel stops at parking adjacent to building near maintenance entrance.	2	ESL	S	Curb: 125lf@\$10 Wheelstops: 4@\$250								●		\$4,221
Number of Spaces (Regular & ADA)	2 front - 9' aisle, paint & stop 2 front signed, no paint 1 signed& paint	Paint ADA spaces as needed. Maintenance area could use defined parking area.	2	ESL	S	5 ADA spaces paint @ \$125 = \$625 + MU's, signage 5 ea @ \$350 = \$1,750 + MU's				●						\$3,285
Vehicular & Pedestrian Circulation																
Walkway Materials	Concrete - Good, Bituminous - poor at front	Overlay walks around front of school.	2	ESL	S	(1250 SF) 1250s.f.@\$1.25								●		\$2,929
Curb Cuts & Detectable Warning Strips	Truncated domes observed.	Truncated dome panel to be parged.	2	ESL	S	Parge & clean truncated dome allow \$125 + MU's				●						\$237
Pedestrian Ramp Location & Materials	Ramp at bus loop not ADA compliant.	Adjust grades to allowable ADA slopes.	2	ESL	S	sf scope area (120 SF) & grade 120@\$20				●						\$4,502
DOT School Zone Markings/Signage at Street	No School Zone signs on Allen Avenue.	Install School Zone signs on Allen Avenue	0	OB	S	# signs unclear (2), allow \$350 ea + MU's		●								\$1,313
Service Area																
Paving Materials	Poor pavement at drive to maintenance/loading area. Curb and Drainage recommended	Replace pavement drive to maintenance area. Install curbing and catch basins.	2	ESL	S	Overlay: 52,000sf@\$1.25 Curb: 370@\$10 CB:2ea@\$2500 Pipe: 220 lf @\$50								●		\$158,895
Trash & Recycling Containers (# & Size), Trash Compactor (size)	1 each - 8 yd solid, 2 yd solid, 4 yd solid 1- 6 yd recycle Not screened, spread out	Relocate/localize dumpsters. Install screening.	2	ESL	S	10' x 15' exclusive screened area w/8" concrete on 12" gravel & gate & bollards, \$5,750 + MU's								●	●	\$10,788
Site Furniture & Accessories																
Bicycle Racks	None observed.	Install bike rack(s).	0	OB	S	SAY 50 total with 25 each side of double rack @ \$50 space = \$2,500 + MU's								●		\$4,689
STRUCTURAL																
Roof Construction	At Building A and B, Tectum roof deck spanning to bar joists, with joists supported by structural steel frame. All roofs are EDPM.	Install clip connections to tie down Tectum roof deck at Building B	2	END	S	Approx 50,000 sf of roof, provide 3,000 conns, allow \$30 per clip labor & material = \$9,000 + MU's		●				●	●			\$16,884

CASCO BAY AND PORTLAND ARTS & TECHNOLOGY
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		SEE LEGEND				EVALUATION CRITERIA										* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Exterior Wall Construction	Brick veneer. Veneer is tied to steel frame at Building A and is tied to CMU walls at Building B.	Replace corroded loose lintels at small openings. At Building A, monitor corroding relieving angles at large openings and major cantilever projections. Repair/replace on case-by-case basis.	2	END	S	Approx. 55-60 lintels, 250 lf of lintel +/-, assume 1 ea 4" x 4" lintel angle @ 6 #/lf = 1,500 # galv lintel =\$3,000 lintel material + 250 mason hours @ \$45 = \$14,250 + MU's						●	●			\$26,737
BUILDING EXTERIOR																
Exterior Wall Cladding																
Materials	Brick masonry at chimney over building B is failing and needs to be replaced.	Rebuild brick chimney over building B complete. Will require new brick masonry, precast cap, and sealant / flashing.	1	END	S	Size of chimney is 4'x3' and is 4' high, 60 sf total area @ \$40 sf demo & replace brick = \$2,400 + \$750 precast cap + \$700 base flashing + \$300 cap flashing = \$4,150 + MU's		●				●	●			\$7,784
Exterior Doors (not including Main Entry)																
Materials		Replace all exterior metal doors, including the two double doors in the penthouses (one double door in each penthouse), with thermally broken painted aluminum frame and door	2	ESL	S	(10) single 36"x84" door (5) double 72"x84" door, HM door & frame demo & replace @ \$2,500 per opening = \$50,000 + MU's						●	●			\$93,799
Door Hardware	Push pull hardware with the exception of three doors with non code compliant door knobs; accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware.	2	OB	S	A total of 4 knobs on exterior doors, allow \$500 per door, assume HM door leaf accepts new hew without leaf modification = \$2,000 + MU's			●	●						\$3,752
Exterior Stairs and Ladders																
Locations and Materials		Concrete stair: Provide new handrails complete with code compliant handrails	0	OB	S	A total of 24 linear feet of painted metal round handrail at ADA and code compliant heights, wall mount single line pipe rail assumed @ \$30 =\$720 + MU's No, typical painted metal rail, mounted to the concrete stair at each posts of the rail.			●	●						\$1,352
BUILDING INTERIOR																
General Notes																
Interior doors	A mix of wood veneer doors in painted hollow metal frames and painted metal doors in painted hollow metal frames. Wood veneer doors are in good condition. Painted metal doors and hollow metal frames are in poor to fair condition and are approaching end of life.	Replace all painted metal doors/ hollow metal frames with new wood veneer doors/ painted hollow metal frames complete.	2	ESL	S	(220) wood veneer single door 36"x84", \$1,250 ea demo & replace includes lockset & closer = \$275,000 + MU's; (35) wood veneer double door 72"x84", \$2,500 ea demo & replace includes lockset & closer = \$87,500 + MU's = = \$362,500 + MU's all doors & frames						●	●			\$680,047

CASCO BAY AND PORTLAND ARTS & TECHNOLOGY
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Non-ADA compliant door hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware.	0	OB	S	Replace 90 Knobs with code compliant hardware, assume wood s.c. doors (not HM leaves) @ \$500 ea includes minor leaf modification to accept hdwr = \$45,000 + MU's			●	●						\$84,419
Main Entrance / Main Lobby (same space)																
General		Budget for construction of new entrance, not including items noted below	0		S		●					●	●			\$934,875
Entrance Mats	two 6'x4' recessed walk off mats in good condition	To preserve interior finishes it is our recommendation to replace with more robust walk-off carpet sequence at the main entrance. Provide an area of aggressive grade walk-off material at the exterior of the vestibule. Provide a mild grade walk-off mat product as finish floor in the vestibule. Provide an area of low grade walk-off carpet in the main lobby.	3	ESL	S	160 Square Feet of aggressive grade walk-off mat, recycled rubber tile @ \$17.50 =v \$2,800 + MU's .. 350 Square Feet of mild grade walk-off mat, \$15 sf interior roll up water hog = \$5,250 + MU's ... 200 Square feet of low grade walk-off mat @ \$10 = \$2,000 + MU's = = = \$10,050 TOTAL + MU's	●					●	●			\$18,853
Ceiling Finish Materials	2x2 ACT w/ tegular tiles. Tiles are showing signs of aging.	Recommend replacing 2x2 ACT tiles with new 2x2 ACT ceiling system complete	3	ESL	S	A total of 1,700 square feet @ \$6 sf demo-replace grid & tiles = \$10.200 + MU's	●					●	●			\$19,140
Door Configuration (Vestibule?)	Just exterior doors, no secured vestibule area	Recommend providing a secured entry directly into administration area in future renovations. Renovate portion of main lobby to create a secured entry sequence directly into Admin Suite.	0	OB	S	800 Square Feet of complete interior renovations. Typical finishes of gyp partition, 2x2 ACT ceiling, moderate grade walk-off mat, and (2) thermally broken aluminum entrance doors 72"x84" with insulated glass panels, allow \$125 sf = \$100,000 + MU's	●					●	●			\$187,598
Corridors																
Wall Projecting Objects	Drinking fountains are not located in alcoves and do not have cane detection devices.	Provided painted round metal cane detection devices to either side of the drinking fountain to meet ADA requirements	0	OB	S	(5) painted round metal cane detection device, allow \$250 per each device = \$1,250 + MU's				●						\$2,350
Drinking Fountains	ADA compliant fountains, with water bottle filling unit, on each floor. Non-ADA compliant fountains in lab areas of building B	Provide ADA compliant fountains on each level of building B	0	OB	S	(4) high-low ADA compliant drinking fountains (2 fountains for each open lab area, both levels, in building B) with cane detection as described above, allow \$2.750 ea including new rough & cane detectors = \$11,000 + MU's				●						\$20,636
Interior Signage																
Materials	A mix of paper and metal	Provide consistent code compliant signage throughout the entire building	0	OB	S	Provide ADA compliant room signage for 160 spaces @ \$75 = \$12,000 + MU's			●	●						\$22,512
Kindergarten Classrooms (CTE)																

LEGEND		
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Door Widths and Clearances	Door going into large office swings into path of egress causing a clearance issue	Recommend providing a new door that swings into the space and not into the path of egress.	2	OB	S	one 3'x7' hollow metal door to swing in correct direction, assume existing frame not predrilled for reverse swing & new HM frame required; \$1,550 demo-replace including lockset & closer + MU's			●	●						\$2,911
CTE Programs - Lab Spaces (Computer Tech, Textiles, Healthcare, Mech & Arch Drafting, Multi-Media Studio) All Located in Building A																
Casework		Replace all dated casework for the simulation kitchen in the healthcare lab. Replace with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves. New casework to meet ADA requirements			S	Provide the following in kitchen sim lab: solid surface countertops for assumed wet areas typical; (5) 36" double door base cabinet, (4) 24" three drawer base cabinet, (2) 44'x2' counter at ADA height (1) 36" ADA sink apron .. 23 If base cabinet & solid top w/demo exist @ \$300 If = \$6,900 + MUs .. 44' solid top workstation & demo exist @ \$130 = \$5,720 + MU's .. 3' ADA sink apron solid top & demo exist @ \$140 +U's = \$420; (7) 36" wall mounted cabinets 21 If \$125 w/demo =\$2,625; (4) 24" wall mounted cabinets 8 If \$125 w/demo =\$1,000; = = = TOTALS \$16,665 + MU's No, plastic laminate counter tops as called out in the description of recommended work.				●		●	●			\$181,896
Toilet rooms	Single user non ADA toilet rooms located off of each locker room area.	Recommend providing ADA compliant bathrooms in future renovations	1	OB	L	Interior renovations for (2) 64 square foot ADA compliant bathrooms, assume demo 2 perimeter walls-gut existing area, reframe 2 walls of perimeters, new door & floor & ceiling finishes, WC-LAV, accssys = \$10,000 per room x 2 = \$20,000 + MU's				●						\$37,520
CTE Programs - Lab Spaces (Machine Tech, Automotive, Auto Collision, Welding, Marine Tech, Carpentry, HVAC, Plumbing, Masonry) All Located in Building B																

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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			SEE LEGEND			EVALUATION CRITERIA										
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	* OPINION OF PROBABLE COST
Toilet rooms	Individual uni-sex restrooms located at each open lockers area. Restrooms are non-ADA with painted CMU, sealed concrete, and exposed structure finishes. Doors are compliant push/pull hardware lockable from the interior.	Recommend providing ADA compliant bathrooms with new finishes in future renovations	1	OB	S	(8) 64 square feet of interior renovations to provide ADA compliant restrooms. Construction to include 8" CMU block walls, stained concrete floors, 2x4 ACT ceilings, (1) wood veneer door 36"x84", (1) floor mounted water closet, (1) wall mounted ADA hand wash sink, floor drain, grab bars and accessories. \$10,000 per room x 8 = \$80,000 + MU's				●						\$150,079
Art Classrooms																
Sinks (ADA compliance)	stainless steel counter mounted sinks with stainless steel goose neck faucets. Sinks are not at ADA height.	Replace and provide with sinks that meet ADA requirements			S	Provide (3) stainless steel counter mounted sinks. One in each of the three classrooms.				●						\$11,256
Music Lab - CTE																
Sinks (ADA compliance)	Plastic floor mounted sink, non-ADA	Replace with ADA compliant sink	3	OB	S	(1) wall mounted ADA compliant sink-use exist rough @ \$1,500 w/demo + MU's			●	●						\$2,817
Library / Media Center																
Sinks (ADA compliance)	Stainless steel counter mounted sink in plastic laminate counter and casework. Not at ADA height and no knee clearance	Recommend replacing with ADA height counter and counter mounted stainless steel sink.	0	OB	S	Provide the following: (1) 48"x24" solid surface counter at ADA height 4 If \$135 w/demo = \$540; (1) 48" ADA sink apron \$400; (1) Stainless steel counter mounted sin \$1,500 re-use exist rough = = = TOTALS \$2,440 + MU's				●						\$4,581
Teacher Workroom and Staff Areas																
Sinks (ADA compliance)	Stainless steel counter mounted sink with stainless steel fixtures (non-ADA because of height and knee clearance)	Recommend replacing base cabinet casework and counter complete to allow for an ADA compliant sink.	0	OB	S	(4) 36" wall mounted cabinets @ \$125 w/demo = \$1,500; (2) 72"x24" ADA height counters @ \$90 w/demo = \$1,080; (3) 36" base cabinet with drawer @ \$275 w/demo = \$2,475; (1) 36" ADA sink apron @ \$300; (1) stainless steel counter mounted sink @ \$1,500 w/demo & re-use rough = TOTAL \$6,855 + MU's				●					\$12,864	
FIRE PROTECTION																

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		SEE LEGEND				EVALUATION CRITERIA										* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Type of Sprinkler System	NFPA 13 automatic wet system, (2) 4"risers, 50 hp fire pump	Entrance beyond service life of 20 years, heads service life 25 years, and piping system service life 40 years, fire pump servcel life is 25 years. Recommend replacement of vintage (1976) automatic system, newer or recent sprinkler work and piping could remain. Requires new sprinkler design.	2	END	S	Figure New Entrance with 50 hp fire pump (2) risers at minimum. Add \$5k for in depth sprinkler system assessment.		●	●							\$177,003
Sprinklers	upright, pendant, semi recessed	25 years, service life- replace vintage heads	3	END	S	Replace Heads for 200,000 sf area.		●	●							\$93,488
PLUMBING																
Sanitary Waste and Vent System	Mostly cast iron, 8" sanitary exits near maintenance room. Kitchen has grease interceptor. Much of the sanitary piping from floor drains in the garage is corroded from salt drippings.	Replace sanitary floor drain piping serving auto garage floor drains to gas trap. Most sanitary is beyond useful life.	1	END	S	(S)Figure \$/SF @ 160K SF + MU's						●	●			\$2,119,050
ELECTRICAL																
Emergency Power	The school is equipped with two emergency generators. One is a diesel Cummins unit that was installed in 2010 to serve the Emergency Operations Center. The other is an 85kW diesel Pincor unit that appears to be original and has failed. The failed unit was connected to serve the building's heating plant, fire pump, and emergency egress lighting in many areas.	Replace failed 85 kW generator and associated automatic transfer switch	0	OB	S	Carry complete replacement of 85 kW diesel genset and ATS		●								\$82,892
Fire Alarm	1980's vintage conventional zoned FCI control panel. The system does not monitor the fire pump, and does not monitor various sprinkler system zones separately. Occupant notification in the shop areas does not comply with current standards.	Provide a complete addressable fire alarm system.	1	OB	S	237,000 gsf area suggest \$1.25 sf budget w/demo = \$296,250 + MU's		●								\$555,764
Emergency Lighting	Emergency lighting is provided by emergency battery units in some areas, but other areas currently have no functioning emergency lighting due to the failed emergency generator. Exterior areas of exits do not have emergency lighting.	Replace failed emergency generator. Provide emergency lighting at exterior of building exits.	0	OB	S	Carry \$30,000 + MU's in addition to emergency generator replacement above		●								\$56,279
SECURITY																
Secure Entry Vestibule	None	Recommend providing a secured entry directly into administration area in future renovations. Renovate portion of main lobby to create a secured entry sequence directly into Admin Suite.	0	OB	S	800 Square Feet of complete interior renovations. Typical finishes of gyp partition, 2x2 ACT ceiling, moderate grade walk-off mat, and (2) thermally broken aluminum entrance doors 72"x84" with insulated glass panels, allow \$125 sf = \$140,000 + MU's	●									\$262,638

CASCO BAY AND PORTLAND ARTS & TECHNOLOGY

Capital Plan Detailed Scope of Work

LEGEND		
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0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
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4 - Excellent - New		

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	* OPINION OF PROBABLE COST	
	Intrusion Alarm System	GE system that is not integrated with district-wide network. Separate controls panels are installed in buildings 'A' and 'B'.	Intrusion detection system should be updated to a system that is integrated with the district-wide network system.	2	ESL	S	Assume door contacts on 20 openings and 60 motion detectors	●								\$291,432	
																Total Years 1 - 5	\$6,480,694

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Category	Description and General Comments	Recommended Action	See Legend			Quantity Info	Evaluation Criteria									* Opinion of Probable Cost
			Cond. Level	Life Cycle	Action Priority		Security	Health & Safety	Code Compliance	ADA/ Accessibility	Sustain - Ability	Extending Bldg. Life	Operation & Maintenance	Impact on Learn. Env.	Aesthetics & Appearance	
Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations																
Plumbing																
Cold Water System	(3) RPZ backflow preventers	Replace	3	ESL	L	(3) 2" RPZs + MU's						●	●			\$23,295
Domestic Distribution System	Mostly original copper with lead solder--end of service life	Replace with new copper distribution system for 75% of building	2	END	L	Figure \$/SF @160 K SF +MU's						●	●			\$4,472,640
Storm Drain System	Mostly cast iron, 10" storm exits near kitchen.	Camera Inspection	3	ESL	L	Scope 500 ft.						●	●			\$5,824
Mechanical																
Heating Plant	(2) HB Smith 17 section 650 Mills steam boilers, 5,400 MBH ea., 1976 mfg. Gas only burners upgraded recently. New Hurst boiler feed system in 2013.	Boilers are at the end of their service life (35 years). Although boilers have been operating well due to maintenance and rebuild, failure is anticipated. Recommend converting entire steam heating system to hot water.	2	END	L	Replace with Hot Water Condensing Boilers (3) 3,500MBH ea.						●	●			\$760,970
Air Conditioning (Yes/No/Limited)	Limited to Building "A", 6 packaged rooftop units (4 to 8.5 ton), 3 split units (4 to 5 ton), and data air unit serving IT wih Trane split backup (10 tons).	Most units are in decent operating condtion. Unit mfg dates range from recent to about 11 years old with a service life of 18 years. Replace in 6 to 10 years.	3	ESL	L	Figure (6) 7.5 ton packaged RTU replacements. Figure (3) 5 ton split AHU replacements. Figure (1) 10 ton data air unit for IT.						●	●			\$582,375
Air Handling Unit Systems "B" building	(2) 40 hp fan H & V units (25,000 cfm +) in roof top penthouses, original 1976 vintage. Units are fitted with high voltage electrostatic air cleaners. Units serve primarily vetilation for Auto-shop area and building trades area.	Units are beyond service life and should be replaced with new ventilation systems.	2	END	L	Replace with (4) Direct fired gas MUA units, 15,000 cfm ea. Figure supply ductwork for at \$/SF for 100K SF.						●	●			\$1,863,600
Air Handling Unit Systems "A" building	Several vintage indoor AHUs serve offices and meeting rooms, these units had split DX cooling added at a later date.	Units are beyond service life and should be replaced with new indoor split DX or packaged roof top units. Time replacement with steam to hot water conversion.	2	END	L	This should be covered in air conditioning above.						●	●			\$0
Terminal Unit Systems Uvs	Most class areas have vintage wall mounted steam unit ventilators (UVs).	Units are beyond service life and should be replaced with new UV s or via new ventilation and heating design. Time replacement with steam to hot water conversion.	2	END	L	Figure \$15/SF for 100K SF to convert to Hot Water ERU ventilation.						●	●			\$1,164,750
Terminal Unit Systems Other	Steam radiation heating at rooms with (UV s), most all is vintage.	Units are beyond service life. Time replacement with steam to hot water conversion.	2	END	L	Figure HW fintube radiation for 100K SF.						●	●			\$698,850
Exhaust Systems	Mostly roof top exhaust fans vintage to building. Fune exhaust is recent from science lab renovation.	Beyond service life of 20 years.	2	END	L	Figure (10) 2,000 cfm rooftop fans.						●	●			\$116,475
Piping System	Steam piping is vintage to building.	Aged piping and is mostl likely corroding with weakend wall thickness. Replace at time of steam to water conversion.	2	END	L	Figure hydronic piping \$/SF for 200K SF.						●	●			\$3,727,200
Automatic Temperature Controls	Mostly pneumatic and vintage--little DDC electric	Beyond service life of 20 years. Time with steam to water conversion.	2	END	L	Figure \$/SF for 200K SF						●	●			\$1,397,700
Electrical																
Wiring	Building wire in underground conduit		2	END	L	Carry replacement of Service entrance for 210,000 sf						●	●			\$279,540

CASCO BAY AND PORTLAND ARTS & TECHNOLOGY
Capital Plan Detailed Scope of Work

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Equipment	1976 vintage GE fusible switchboard with ground-fault protected main fusible switch.	Perform infra-red scanning of the service equipment to assess condition of contacts and terminations.	2	END	L	Carry complete replacement of 3000A 480/277V switchboard						●	●			\$423,969
Distribution System																
Panels	Mostly old GE panelboards containing circuit breakers that are at the end of their anticipated useful life. A couple of light-commercial-grade loadcenters have been added, as well as few modern panelboards in the CBHS area.	Although circuit breakers that fit into the existing panelboards remain available, it would likely be more cost effective to update the existing original panelboards in their entirety rather than replacing on the circuit breakers within them.	1	END	L	Carry complete replacement for 210,000 sf						●	●			\$1,313,838
Wiring	Based on what can be seen from a visual inspection, the wiring appears to be a mixture of buidling wire in conduit and MC cable, although some type SER cable has also been installed.		3	ESL	L	Carry complete distribution wiring system replacement for 210,000 sf						●	●			\$583,928
Site Lighting (type & material)	The city is in the process of replacing old HID pole lighting with LED. Approximately 15 pole light have not yet been updated	Replacing remaining HID pole lights with LED.	2	OB	L	Carry 15 Pole lights						●	●			\$105,138
Interior Lighting																
Classrooms	Various fluorescent fixture types utilizing T8 lamps.	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	ESL	L	Carry complete replacement fo 210,000 sf						●	●			\$4,171,358
Offices	Various fluorescent fixture types utilizing T8 lamps.	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	ESL	L							●	●			
Corridors	Various fluorescent fixture types utilizing T8 lamps.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●			
Toilets	Various fluorescent fixture types utilizing T8 lamps.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●			
Mech/Storage	T12 fluorescent are still in use in some areas.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●			
Shops	T8 fluorescent Instant-start ballasts are in use with occupancy sensor control, resulting premature lamp failure.	Update lighting to LED	1	END	L							●	●			
Data System (& Service)	Data service is overhead fiber optic to a storage room on second floor. IDF's are located in shared areas that do not provide adequate space dedicated to telecommunications.	Provide dedicated spaces to house terminations and equipments. Provide Pathways and infrastructure lin accordance with BICSI standards.	2	ESL	L	Carry complete replacement for 210,000 sf						●	●			\$490,826
Total Years 6 - 10																\$22,182,276

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			Cond. Level	Life Cycle	Action Priority		Security	Health & Safety	Code Compliance	ADA/ Accessibility	Sustain - Ability	Extending Bldg. Life	Operation & Maintenance	Impact on Learn. Env.	Aesthetics & Appearance		
Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations																	
Building Interior																	
General Notes																	
Interior wall base finish material	Resilient rubber base, original to the building. Base is in poor condition and is approaching end of life.	Replace all resilient rubber wall base with new resilient rubber base through out the entire building	2	END	L	New resilient rubber wall base for a 237,000 GSF three story building .. SAY 400 sf average room size = 590 rooms = 80 If perimeter base per room x 590 rooms =47,200 If total base @ \$3 If demo & replace = \$141,600 .. CHECK @ \$0.50 per sf floor area = \$118,500 OKAY .. allow \$140,000 + MU's						●	●			\$407,810	
Temporary Partitions	There are a few areas with temporary partitions that stop at the bottom side of the finish ceilings. These partitions do not offer any acoustic rating and should be replaced.	Replace all temporary wall partitions with full height gyp partitions that extend to the underside of roof deck or floor deck to provide an acoustically treated environment.	0	OB	L	A total of 400 linear feet of temp partitions to be replaced with full height acoustically rated gyp partitions, \$9.00 sf demo-replace paint-reinstall ACT = \$36,000 + MU's						●	●			\$101,952	
Wall Finish		Budget for repainting entire interior, including doors and frames	2	ESL	L	Base on 237,000 SF						●	●			\$1,380,728	
Ceiling Finish Materials	2x4 ACT ceilings	Recommend replacing 2x4 ACT ceiling with new 2x4 ACT ceiling system complete	3	ESL	L	New 2x4 ACT ceiling through out, for a 237,000 GSF three story building (with the exception of 98,600 square feet where either the ceiling is new, the ceiling is a different product, or there is no ceiling / building B), 138,400 net sf area @ \$4.50 demo-replace grid & square edge tiles = \$622,800 + MU's .. ADD \$50,000 suspend & reinstall ceiling light = = TOTALS \$672,800 + MU's						●	●			\$1,959,820	
Corridors																	
Ceiling Finish Materials	2x2 ACT w/ tegular tiles. Tiles are showing signs of aging.	Recommend replacing 2x2 ACT tiles with new 2x2 ACT ceiling system complete	3	ESL	L	A total of 13,200 square feet @ \$6 sf demo-replace grid & tiles = \$79.200 + MU's						●	●			\$230,712	
Doors opening into Corridors (rating, closers, hold-opens, swing, widths)	It is likely the doors are rated. Doors have closers / No hold-opens / mix of flush doors and half glazed doors with safety glazing	Provide hold opens for all doors with closers to eliminate the need for wood floor stops	3	ESL	L	30 doors (over 3 floors) magnetic hold opens						●	●			\$67,743	
Stairs and Exits																	

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Tread & Riser Height Uniformity and Nosing Compliance	Tread and riser height is compliant. Painted metal tread pan risers are rusting and causing the paint to fail in some areas, specifically in building B	Building B: Remove rust and repair stair risers. Provide a new coat of finish paint complete.	2	ESL	L	A total of 600 square feet of stair risers to be repainted @ \$7.50 sf (tread work excluded) =\$4,500 + MU's						●	●			\$13,113
Guardrails (height, sphere)	Height is compliant. Rails are painted metal round pipe. Paint is worn off the rail in most locations	Remove paint from rails and provide new painted finish complete	2	ESL	L	A total of 350 linear feet of interior round metal rail @ \$10 If clean-prep-repaint =\$3,500 + MU's						●	●			\$10,200
Handrails (height, extensions, profile)	Height is compliant. Rails are painted metal round pipe. Paint is worn off the rail in most locations	Remove paint from rails and provide new painted finish complete	2	ESL	L	A total of 350 linear feet of interior round metal rail , , \$10 If clean-prep-repaint = \$3,500 + MU's						●	●			\$10,200
Elevators and Lifts																
Elevator Finish Materials	All finishes of elevator cab, frame, and door are in poor condition and should be replaced or refinished. Plastic laminate panel wall finish, raised profile rubber flooring, painted frame and door, and stainless steel control panel	Replace all finishes complete; 2'x7" plastic laminate panels, raised profile rubber flooring, remove all paint on metal doors / frames and repaint. Replace elevator controls with new panel and new finishes.	2	END	L	Provide new finishes complete for a 42"x60" elevator cab. Finishes: Plastic laminate phenolic panels, raised profile rubber flooring, painted aluminum control panel cover, and painted door frame and door, allow \$10,000 + MU's						●	●			\$29,129
Other	Budget for Engineering for Freight Elevator at Stair 2	Budget for Engineering for Freight Elevator at Stair 2	-	-	L	From PPS CIP (2019)						●	●			\$483,875
Kindergarten Classrooms (CTE)																
Floor & Base Finish Materials	A mix of broadloom carpet and VCT with resilient rubber base in varying condition	Replace carpet and resilient rubber base in the two offices and storage room with new broadloom carpet and resilient base.	2	ESL	L	750 square feet of broadloom carpet, allow \$6 sf demo-prep-replace & new base = \$4,500 + MU's						●	●			\$13,113
General Purpose Classrooms																
Floor & Base Finish Materials	A mix of broadloom carpet and VCT with resilient rubber wall base all in varying finishes and condition.	Replace aged carpet with new broadloom carpet	2	ESL	L	A total of 9,000 square feet, \$6 sf demo-prep-replace & new base = \$54,000 + MU's						●	●			\$157,298
Wall Finish Materials	A mix of painted gyp and exposed brick masonry	Repair, patch, sand, and paint isolated areas of damaged GYP wall.	3	ESL	L	25 square feet in each classroom (30 classrooms), 750 sf @ \$5 sf patch only = \$3,750 + MU's .. Paint excluded, paint to corner length of wall unknown A total of 500 square feet of wall area to be painted per classroom (total of 30 classrooms).						●	●			\$45,881

CASCO BAY AND PORTLAND ARTS & TECHNOLOGY
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Casework	A mix of painted metal with plastic laminate counters (dated) and wood casework of varying finishes and conditions	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L	Provide the following in each classroom (30 classrooms): (8) 36"x48" open book shelves, 24 lf to be replaced = \$150 If demo & replace = \$3,600 x 30 = \$108,000 + MU's; (2) 144"x24" counter, 24' to be replaced = \$90 If demo & replace = \$2,160 x 30 = \$64,800 + MU's (2) 36" tall wardrobe cabinet; \$750 ea = \$1,500 x 30 = \$45,000 + MU's = = = TOTALS \$217,800 + MU's						●	●	●		\$634,438
CTE Programs - Lab Spaces (Computer Tech, Textiles, Healthcare, Mech & Arch Drafting, Multi-Media Studio) All Located in Building A																
Floor & Base Finish Materials	A mix of broadloom carpet and VCT with resilient rubber wall base	Replace aged carpet with new broadloom carpet	2	ESL	L	A total of 3,500 square feet @ \$6 sf demo-prep-replace & new base = \$21,000 + MU's						●	●			\$61,171
Wall Finish Materials	Painted GYP and exposed brick masonry	Repair, patch, sand, and paint isolated areas of damaged GYP wall.	3	ESL	L	A total of 100 square feet @ \$5 sf patch gyp = \$500 + MU's, paint excluded distance to corners unknown A total of 2,000 square feet of wall area to be painted.						●	●			\$7,287
Casework	A mix of painted metal with plastic laminate counters (dated) and wood casework of varying finishes and conditions	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L	Provide the following in each CTE classroom (6 classrooms): (8) 36" double door base cabinet, (8) 36" three drawer base cabinet, (2) 288"x24" counter at ADA height, (1) 36" ADA sink apron (1) 36" tall wardrobe cabinet .. 288 demo exist & base cabinet w/plam top @ \$275 = \$79,200 + MU's .. 144 lf demo exist & new workstation plam countertop @ \$90 = \$12,960 + MU's .. 18 lf demo & new ADA sink apron @ \$100 = \$1,800 + MU's .. 6 ea short wardrobe cabinets & demo exist @ \$500 ea = \$3,000 + MU.s = = = TOTALS \$96,960 + MU.s						●	●	●		\$282,438

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Visual Display Surfaces	A mix of white board, tack boards, and smart boards. A few areas with white board laminate panels	Replace white board laminate panels with better quality white boards	0	OB	L	(6) 6' wall mounted white boards, 4' ht assumed, \$30 sf demo & replace =\$4,320 + MU's Yes, 4' high						●	●	●		\$12,590
Lockers (Material, Vented, ADA)	Separate male and female private locker areas in the healthcare lab. Tall, single, vented metal lockers in fair condition	Recommending replacing lockers.	3	ESL	L	A total of 22 linear feet of new metal lockers, tall single units, ventilated, 22 lockers 72" demo & replace @ \$300 = \$6,600 + MU's						●	●			\$19,229
CTE Programs - Lab Spaces (Machine Tech, Automotive, Auto Collision, Welding, Marine Tech, Carpentry, HVAC, Plumbing, Masonry) All Located in Building B																
Floor & Base Finish Materials	A mix of sealed concrete with painted floor lines and VCT with resilient rubber wall base. All floors are in varying condition, rubber wall base is in poor condition.	Strip sealed concrete to remove all chemical stains, oil stains, paint stains and other stains noticeable throughout both levels. Repaint fading floor lines.	2	ESL	L	A total of 65,300 square feet, unclear how many sf is concrete & how many sf is VCT, cannot be estimated 65,300 square feet of concrete						●	●			\$256,792
Floor & Base Finish Materials		Replace all damaged floor drain covers.	2	ESL	L	(3) 18"x18" steel floor drain cover @ \$150 ea = \$450 + MU's						●	●			\$1,161
Floor & Base Finish Materials		Replace all VCT floors with new VCT.	2	ESL	L	A total of 3,200 square feet @ \$4.75 demo & prep & replace = \$15,200 + MU's						●	●			\$1,316
Floor & Base Finish Materials		Repair damaged CMU wall in masonry lab. Remove broken CMU units and replace with new 12" units.	1	END	L	30 Square Foot area @ \$25 = \$750 + MU's						●	●			\$2,187
Lockers (Material, Vented, ADA)	Scattered areas of uni-sex locker rooms open to the lab areas (not used for full undressing). Tall vented metal locker units in fair condition.	Recommending replacing lockers.	3	ESL	L	A total of 120 linear feet of new metal lockers, tall single units, ventilated, 120 ea @ \$300 demo & replace 72" ht = \$36,000 + MU's						●	●			\$104,865
Other observations	Large open lab areas have limited access to natural light	Recommend considering providing natural light via solar tubes at level two and light wells in level 1 in future renovations	—	OB	L	Level 2: (25) solar tubes @ \$1,000 ea = \$25,000 + MU's Level 1: (8) 72"x72" light wells @ (\$500 roof dome + 120 sf framed downlight @ \$10) = \$1,700 ea x 8 = \$13,600 + MU's						●	●			\$39,620
Art Classrooms																

CASCO BAY AND PORTLAND ARTS & TECHNOLOGY
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LEGEND		
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			SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Casework	A mix of painted metal with plastic laminate counters (dated) and wood casework of varying finishes and conditions	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L	Provide the following in each Art classroom (3 classrooms): (8) 36" double door base cabinet 24 lf \$275 = \$6,600 per room; (8) 36" three drawer base cabinet 24 lf \$275 = \$6,600 per room; (2) 288"x24" counter at ADA height 48 lf \$90 w/demo = \$4,320 per room; (1) 36" ADA sink apron \$300 per room; (1) 36" tall wardrobe cabinet \$750 per room; \$18,570 per room x 3 = TOTALS \$55,710 + MU's						●	●			\$162,282
Visual Display Surfaces	White boards and tack boards of varying condition. Some areas have white board laminate.	Replace white board laminate with better quality wall mounted white board	2	ESL	L	(2) 6' wall mounted white board 4' ht assumed =48 sf \$30 demo-replace = \$1,440 + MU's						●	●	●		\$4,200
Other observations	Art room on level 2 has no natural light, limited storage, poor condition of finishes, and limited privacy (Art room also acts as corridor to allow students access to classrooms located on other side of Art class).	Renovate large Art room, dark room, and storage room to allow Art room to have access to natural light, more adequate storage, privacy from corridor, and better finishes.	2	OB	L	Interior renovation of 4,000 square feet. Renovation to consist of GYP walls, VCT floors, 2x4 ACT ceiling, (5) 36"x84" wood veneer door with painted hollow metal frame, allow \$75 sf (MEP with minor ceiling hvac & electrical room adjusts) = \$300,000 + MU's						●	●			\$873,878
Special Education Classrooms																
Floor & Base Finish Materials	Broadloom carpet with resilient rubber wall base. Carpet is worn and stained	Replace carpet with new broadloom carpet in the near future.	2	ESL	L	9,000 square feet @ \$6 sf demo-prepreplace & new base = \$54,000 + MU's						●	●			\$157,298
Wall Finish Materials	Painted GYP and exposed brick masonry	Repair, patch, sand, and paint wall finishes in a few isolated areas.	2	ESL	L	An average of 1,000 square feet per classroom (6 classrooms)						●	●			\$30,591

LEGEND		
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			SEE LEGEND			EVALUATION CRITERIA										* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Casework	A mix of painted metal with plastic laminate counters (dated) and wood casework of varying finishes and conditions	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L	Provide the following in each Special Education classroom (6 classrooms): (2) 36" double door base cabinet with drawer 6 lf \$275 w/demo = \$1,650 per room; (2) 24" four drawer base cabinet 4 lf \$275 w/demo \$1,100 per room; (1) 120"x24" counter at ADA height 10 lf \$90 w/demo = \$900 per room; (1) 36" tall wardrobe cabinet \$750 per room; \$4,400 per room x 6n = TOTALS \$26,400 + MU's						●	●			\$76,907
Visual Display Surfaces	White board laminate panel mounted to wall	Replace with quality whiteboard	1	OB	L	4' x 6' white board (3) = 72 sf @ \$30 demo & replace = \$2,160 + MU's						●	●	●		\$6,290
Other observations	About half of the rooms do not have access to natural light	Recommend providing natural lights to all instructional areas in future renovations.	0	OB	L	Provide (4) solar tubes to the instructional area on the 3rd floor that has no natural light @ \$1,000 ea = \$4,000 + MU's						●	●	●		\$11,652
Dance Studio - Stage (CTE)																
Floor & Base Finish Materials	A mix of VCT, broadloom carpet, and sheet vinyl dance flooring. All with resilient rubber base. All floor finishes and wall base are in fair condition.	Replace carpet in office with new broadloom carpet. Remove and re-use sheet vinyl flooring; reinstall correctly with welded seams to eliminate wrinkles in performance floor.	2	ESL	L	150 square feet of broadloom carpet @ \$6 sf demo-prep-replace=new base = \$900 + MU's						●	●			\$2,623
Floor & Base Finish Materials		Remove and re-use sheet vinyl flooring; reinstall correctly with welded seams to eliminate wrinkles in performance floor.	2	ESL	L	2,800 square feet of sheet vinyl flooring, \$5.75 sf demo-prep-replace with new base = \$16,100 + MU's (RE-USE vinyl flooring? .. NO) No, provide new vinyl flooring.						●	●			\$46,897
Wall Finish Materials	Painted GYP and exposed brick masonry	Repair, patch, sand, and paint wall finishes	2	ESL	L	A total of 80 square feet @ \$5 = \$400 + MU's, paint excluded, distance to corners unknown A total of 1,600 square feet of paint						●	●			\$9,329

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Performance floor area accessibility	Accessible through practice room which is accessible from ramp in doorway	Recommend providing a ramp along the entire front edge of the performance area	3	ESL	L	40 foot long ramp, 4 feet deep, and finished with sheet vinyl performance floor, wood framed & with guardrail facing audience side = \$5,750 + MU's				●						\$16,752
Music Lab - CTE																
Floor & Base Finish Materials	A mix of VCT and broadloom carpet with resilient wall base	replace carpeted areas with broadloom carpet.	2	ESL	L	2,000 square feet of broadloom carpet @ \$6 sf demo-pre-replace new base = \$12,000 + MU's						●	●			\$34,955
Casework	A mix of wood and metal casework. Wood veneer slat wall in large practice room in rough condition	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L	Provide the following in each Special Education classroom (6 classrooms): (1) 48"x72" open mail slot cubie, 6 cubbies \$1,000 ea w/demo = \$6,000; (1) 24"x72" Plastic lam. counter, 36' plm workstation top @ \$90 w/demo = \$3,240; (3) 36" Tall open book case, width unknown, assume 5', 90 lf @ \$150 w/demo = \$13,500; (5) 36" tall cabinet, width unknown, assume storage wardrobe \$750 w/demo = \$22,500; (1) 30 linear feet of wood veneer slat wall assume 8' ht @ \$20 sf =\$4,800 x 6 \$28,800 = = = TOTALS \$74,040 + MU's Yes, assumption of 5' width is correct. Yes, assumption of storage wardrobe is correct.						●	●	●		\$215,673
Library / Media Center																
Floor & Base Finish Materials	Broadloom carpet and resilient rubber base in poor condition	Replace carpet with new broadloom carpet in the near future.	2	ESL	L	2,100 square feet @ \$6 demo-prep-replace & new base =\$12,600 + MU's						●	●			\$36,707
Circulation Desk	Plastic laminate FFE desks in varying finishes and conditions	Recommend replacing with plastic laminate circulation desk with resilient edge banding	3	ESL	L	Provide (1) circulation desk: (1) 120"x30" work surface (1) 24" book drop off base cab (1) 24" base cabinet with drawer (1) 24" four drawer base cabinet, 16' total length ADA compliant @ \$360 lf w/demo = \$5,760 + MU's						●	●			\$16,781
Kitchen and Servery																
Floor & Base Finish Materials	(See Food Service Below) A mix of quarry tile, broadloom carpet, and VCT with resilient rubber base	RegROUT quarry tile	2	ESL	L	A total of 3,200 square feet clean & regROUTING @ \$1.50 sf = \$4,800 + MU's						●	●			\$13,984

LEGEND		
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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Lockers (Material, Vented, ADA)	uni-sex locker area open to the serving areas (not used for full undressing). Tall vented metal locker units in fair condition.	Recommending replacing lockers,	3	ESL	L	A total of 35 linear feet of new metal lockers, tall single units, ventilated, 35 ea 72" ht @ \$300 w/demo = \$10,500 + MU's						●	●			\$30,591
Teacher Workroom and Staff Areas																
Floor & Base Finish Materials	A mix of broadloom carpet and VCT all of varying finishes and condition. Resilient wall base throughout of poor condition.	Recommend replacing the older and more aged carpet in a few of the staff areas on level 1 with new broadloom carpet.	2	ESL	L	1,500 square feet of broadloom carpet @ \$6 sf demo-prep-replace & new base = \$9,000 + MU's						●	●			\$26,216
Ceiling Finish Materials	a mix of 2x2 and 2x4 ACT ceiling in fair condition	Recommend replacing 2x2 and 2x4 ACT tiles with new 2x2 and 2x4 ACT ceilings complete in the near future	3	ESL	L	A total of 750 square feet of 2x2 ACT ceiling and a total of 650 square feet of 2x4 ACT ceiling., assume new grid, 2x2 @ \$6 sf w/demo & 2x4 @ \$4.25 w/demo = \$7,265 + MU's Yes, provide new grid						●	●			\$21,165
Casework	A mix of plastic laminate, wood, and metal casework of varying age, finishes, and condition.	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L	Provide the following in each staff room (2) rooms: (5) 36" tall cabinet, assume storage wardrobe \$750 w/demo = \$3,750 per room; (2) 48"x72" open mail slot cubie @ \$1,000 ea = \$2,000 per room; (1) 24"x72" Plastic lam. Counter @ \$90 w/demo = \$540 per room; (2) 36" base cabinets with drawer @ \$275 w/demo = \$1,650 per room; (1) 18'x24" counter at ADA height @ \$90 w/demo = \$1,620 per room; (2) 24" four drawer base cabinet @ \$275 w/demo = \$1,100 per room; (1) ADA sink apron @ \$300 ea = \$300 per room = = \$10,960 per room x 2 = = TOTALS \$21,920 + MU's						●	●			\$63,852
Nurse and Health																
Floor & Base Finish Materials	A mix of VCT, broadloom carpet, and resilient rubber wall base all in fair condition	Recommend replacing all flooring with VCT.	2	ESL	L	200 square feet of VCT @ \$5 demo-prep-replace & new base = \$1,000 + MU's						●	●			\$2,913

CASCO BAY AND PORTLAND ARTS & TECHNOLOGY
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			SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Sinks (ADA compliance)	Stainless steel counter mounted sink with stainless steel fixtures (non-ADA because of height and knee clearance)	Recommend replacing non-ADA compliant sink with resilient plastic laminate casework with resilient edge banding, lockable doors, adjustable shelves, and meets current ADA requirements.	2	ESL	L	(1) 8"x24" counter at ADA height @ \$90 w/demo = \$630 + MU's (note 84" assumed, NOT 84"); (1) 24" base cabinets with drawer @ \$275 w/demo = \$550 + MU's; (1) 24" four drawer base cabinet @ \$275 w/demo = \$550 + MU's; (1) 36" ADA sink apron w/demo @ \$300 + MU's; (1) stainless steel counter mounted sink w/demo @ \$1,500 + MU's = TOTALS \$3,530 + MU's Correct, dimension is supposed to be 84 inches.						●	●			\$10,287
Privacy Curtains (no. of rest areas)	Pull privacy curtain in good shape. Rest area is located within the nurses office offering little privacy.	Recommend providing a private rest area with privacy curtain separate from the nurses office in future renovations	3	OB	L	64 square feet of interior renovation. Construction consists of GYP walls extending to deck, 2x4 ACT ceiling, VCT floor, (1) wood veneer 36"x84" door, (1) 120" long privacy curtain and tack mounted to the ceiling, assume \$75 sf w/MEP minimal readjustment in ceiling = \$4,800 + MU's						●	●			\$13,984
Administration Office Area																
Floor & Base Finish Materials	A mix of broadloom carpet and VCT of varying finishes and condition. Resilient rubber wall base throughout in poor condition.	Recommend replacing the older and more aged carpet in a few of the staff areas on level 1 and 2 with new broadloom carpet.	2	ESL	L	2,000 square feet of broadloom carpet @ \$6 demo-prep-replace-new base = \$12,000 + MU's						●	●			\$34,955
Ceiling Finish Materials	a mix of 2x2 and 2x4 ACT ceiling in fair condition	Recommend replacing 2x2 and 2x4 ACT tiles with new 2x2 and 2x4 ACT ceilings complete in the near future	3	ESL	L	A total of 400 square feet of 2x2 ACT ceiling and a total of 400 square feet of 2x4 ACT ceiling, assume new grid, 2x2 @ \$6 sf w/demo & 2x4 @ \$4.25 w/demo = \$4,100 + MU's Correct, provide new grid						●	●			\$11,942
Casework	A mix of plastic laminate, wood, and metal casework of varying age, finishes, and condition.	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L	Provide the following in each office (8) rooms: (2) 36" tall cabinet, assume wardrobe cabinet @ \$750 = \$12,000 + MU's						●	●			\$34,955
Mechanical and Service Spaces																
Wall Finish Materials	Painted gyp and exposed brick masonry	Repair, patch, sand, and paint wall finishes	2	ESL	L	A total of 80 square feet @ \$5 patch gyp = \$400 + MU's, masonry excluded & paint excluded						●	●			\$1,171
Total Years 11 - 15																\$8,303,498

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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			SEE LEGEND			EVALUATION CRITERIA											
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	* OPINION OF PROBABLE COST	
Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations																	
BUILDING EXTERIOR																	
Exterior Wall Cladding																	
Materials	Brick masonry veneer in good condition.	Recommend re-pointing masonry as part of standard maintenance practice.	3	ESL	L	Budget						●	●			\$216,550	
Materials	Corrugated metal panel at penthouses over building B is in poor condition.	Strip paint off of metal panels and repaint with exterior grade paint. Replace rusted panels.	2	ESL	L	Size of penthouses are 20'x40' and is 20' high. Replace 5 metal panels complete. Assume wall panels, not roof panels, unclear .. panel width for replacement unclear .. clean-scrape-prep-repaint assumed 24" wide wall panels 2,200 sf @ \$5 = \$11,000 .. replace 200 sf panels 24" w x 20' high @ \$10 = \$2,000 .. totals \$13,000 + MU's Metal panels are wall panels and assume they are 48" wide.						●	●			\$42,368	
Spalling, Staining, Efflorescence	Minor signs of efflorescence at exterior masonry wall along outdoor seating area above main entrance.	Remove areas of brick and precast wall cap where efflorescence is taking place and repair cause of water entry causing efflorescence. Replace with new brick and precast cap to match existing.	2	ESL	L	250 square feet of masonry @ \$30 demo & replace = \$7,500 + MU's and 30 linear feet of precast wall cap @ \$75 = \$2,250 + MU's = = \$9,750 total + MU's.						●	●			\$31,779	
Windows																	
Frame Materials	Aluminum, original to the building.	Replace all windows with thermally broken painted aluminum windows.	2	OB	L	(20) 16'-8"x4'-8" Alum window (25) 4'-0"x6'-4" Alum window (26) 10'-0"x4'-8" Alum window (10) 6'-0"x6'-4" Alum window (18) 20'-4"x6'-4" Alum window NOTE: window size and quantities closely matches existing window configuration, 6,110 sf total area @ \$75 sf demo-replace-blocking re-used-limited return interior patching = \$458,250 + MU's						●	●			\$1,493,480	

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Lintels	steel with coating failure and corrosion	Clean and coat all steel lintels	2	ESL	L	See above for quantities, each window opening has an existing steel lintel to be cleaned and coated, 1,115 lf total lintel length @ \$10 lf clean & repaint = \$11,150 + MU's						●	●			\$36,337
Window Treatment (Shades or Blinds)	A mix of blinds, curtains, and shades in varying conditions and finishes	Consider replacing all window treatment with pull down window shades of consistent finishes.	3	OB	L	See above for quantities .. 6,110 sf total window treatment demo & replace @ \$7.50 sf =\$45,825 + MU's						●	●			\$149,355
Exterior Doors - Main Entrance																
Frame Materials	Aluminum, original to the building.	Replace all existing aluminum framed exterior entrances with thermally broken painted aluminum storefront systems.	2	OB	L	(1) 20'-4"x8'-4" Aluminum storefront system with two 72"x84" double door NOTE: window size and quantities closely matches existing window configuration, 90 sf sidelite & transom demo & replace \$85 sf + 4 ea door demo & replace @ \$2,500 = = \$17,650 + MU's						●	●			\$57,527
Exterior Doors (not including Main Entry)																
Materials	Aluminum (part of aluminum storefront system) and stand alone metal doors in varying condition.	Replace all existing aluminum framed exterior entrances with thermally broken painted aluminum storefront systems.	2	OB	L	(1) 11'-4"x21'-0" Aluminum storefront system with one 72"x84" double door (1) 10'-0"x8'-4" Aluminum storefront system with one 72"x84" double door (1) 20'-4"x8'-4" Aluminum storefront system with two 72"x84" double door NOTE: window size and quantities closely matches existing window configuration, 330 sf sidelite & transom demo & replace @ \$85 sf + 8 doors demo & replace @ \$2,500 = = \$48,050 + MU's						●	●			\$156,598
Fascia, Trim, Soffits & Overhangs																
Materials	Cementitious soffit material in good condition	Recommend re-painting as part of standard maintenance practice.	3	ESL	L	A total of 5,000 square feet, \$3 sf clean-prep-repaint = \$15,000 + MU's						●	●			\$48,886
Sealants & Expansion Joints																
Window / Door Perimeter Sealant	Perimeter sealant material unknown and is varying in age and condition. Sealant is failing at all windows and storefronts.	remove and replace all sealant and back rod materials at windows and curtainwalls	1	END	L	A total of 4,000 linear feet of perimeter sealant @ \$3.50 lf rout out & recaulk =\$14,000 + MU's						●	●			\$45,627

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Building Joint Sealant	A mix of older building joint sealant material unknown and is varying in age and condition with newer building joint sealant. Newer sealant is in good condition but isolated areas of old sealant is showing signs of failing.	Consider replacing all of the "older" building joint sealant. Schedule sealant replacement with work needed to replace sealant around windows and curtainwalls	2	ESL	L	Approx 800 lf sealant, assuming deeper & wider for expansion or brick joint & backing rod required, \$5 lf to rout out & replace = \$4,000 + MU's. Brick joint width with backing rod						●	●			\$13,036
Exterior Stairs and Ladders																
Locations and Materials	1 metal roof ladder, 1 metal exterior egress stair at building B, 1 concrete stair at building B. All of varying condition. Stairs have a mix of code compliant and non code compliant railings (some of the railings do not extend beyond the bottom of the stair).	Roof ladder: Remove rust and provide new exterior paint finish.	2	ESL	L	(1) 14' wall mounted steel roof ladder, approx 60 lf ladder piping clean-prep-repaint @ \$10 lf = \$600 + MU's						●	●			\$1,960
Locations and Materials		Exterior egress stair: Provide missing handrail at masonry wall, provide 2' hand rail extension at currently installed handrail. Recommend replacing stair complete due to heavy amount of rust and corrosion of steel.	1	END	L	A total of 30 linear feet of painted metal round handrail at ADA and code compliant heights, wall mount single pipe rail assumed, \$30 lf = \$900 + MU's; (1) 5'x20' exterior grade metal egress stairs, wall mounted with perforated steel treads, \$15,000 + MU's. Yes, wall mount single pipe rail						●	●			\$51,820
Total Years 16 -20																\$2,345,323

LEGEND		
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2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Year 0 (Fiscal Year 2017) - Immediate Recommendations																	
																	\$0
STRUCTURAL																	
Additional Observation	A. Boiler Chimney: Mass masonry/brick chimney. Numerous cracks are visible in the mortar between the brick. Four steel ring have already been installed but do not appear to be enough.	Further investigate chimney, rebuilding most likely require	1	OB	I	1 chimney size & ht & scope unclear rebuilt Assumed Repair (repair to be verify by investigation) removing existing chimney down to roof level and rebuilding, chimney is 12ft round by 60ft tall.											\$63,210
MECHANICAL																	
Pumps (Original Building)	Steam condensate return units and boiler feed tank, pumps, controls	Replace boiler feed tank, pumps, and conttols at end of service life-may fail. Install new HW pumps at time of steam to HW conversion	1	END	I	Replace (year 0) current boiler feed with new unit (9,000 #/hr steam boilers)											\$30,000
																Total Year 0	\$93,210

LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	

Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations

SITE																
Parking																
General Layout Description	Observed parking enforcement walking lot. Linear at back. Bollards to be replaced. Observed parking in fire lane	Replace bollards.	1	END	S	4 ea \$600		●					●			\$4,502
Paving Materials	Bituminous. Parking lot of Ludlow Street, Poor. Permit parking signs outside of paved lot.	Mill and repave parking lot off Ludlow Street. Pave permit parking spaces.	1	END	S	Overlay: 12500s.f.@\$1.25 New Spaces: 500 s.f. @\$4							●			\$33,063
Curbing Materials & Wheel Stops	None	Install wheel stops in staff lot at building and along grassed/sidewalk at faculty/student parking in rear.	0	OS	S	wheelstops:13 @ \$250 Curb: 800 lf@10							●			\$21,104
Number of Spaces (Regular & ADA)	5 at faculty parking, not compliant 1 at Ludlow Street lot no aisle, not compliant	Update grade, signage, striping, accessible route, etc. to bring spaces into compliance.	1	END	S	signage: 3 @\$125 Striping: 200lf@\$1 grade change will depend on severity of non-compliance		●		●						\$1,078
Size of Spaces	8' X 18', if compact spaces sign them	Sign compact spaces as appropriate.	2	ESL	S	10 @\$125							●			\$2,345
Vehicular & Pedestrian Circulation																
Observed Circulation Patterns	Worn path along south side of building.	Consider installing sidewalk.	2	END	S	1770s.f.@\$2.5		●								\$8,300
Walkway Materials	Brick, Pavers, Concrete as noted on plans. Faculty/Student parking does not have connectors to sidewalk. Observed Peds using drive aisle as opposed to sidewalk. Brick sidewalk in front of school, south of the circle in poor condition.	Handrails needed at stairwell nearest the Ludlow Street parking. Brick sidewalk in front of school, south of the circle needs replacement.	1	END	S	Concretewalk: 2600 s.f. @\$14 Handrails: 50lf@\$100		●								\$51,605
Curb Cuts & Detectable Warning Strips	Curb cuts and panels on Stevens Avenue - Good. No panels at Ludlow Street lot.	Install panels at Ludlow Street lot.	0	OS	S	4 panels: 80s.f.@\$60		●		●						\$36,019
Pedestrian Ramp Location & Materials	No ADA access along front of building. Lip on ramp on parking lot off Ludlow Street	Adjust ramp to reduce lip to 1/4" or less.	2	ESL	S	50s.f.@\$24		●		●						\$2,251
Service Area																
Trash & Recycling Containers (# & Size), Trash Compactor (size)	2- 10 yd solid. 1- 6 yd recycle. No screening.	Screening needed. Recommend swapping dumpster and recycle area with facility maintenance vehicle parking.	3	ESL	S	10' x 15' exclusive screened area w/8" concrete on 12" gravel & gate & bollards, \$5,750 + MU's							●		●	\$10,788
Courtyards & Exterior Gathering Spaces																
Locations, Materials and Characteristics	Bare area between Deering HS and Longfellow ES.	Re-establish grass.	2	ESL	S	Loam and Seed: 1550s.f.@\$0.75							●			\$2,179
Site Furniture & Accessories																
Types, Locations, Materials	Granite benches, various trash cans in courtyard, good trash can coverage at doors. Limited lighting.	Additional lighting.	2	ESL	S	4 ea @\$6000	●									\$45,024
Flagpoles	Front (poor)	Pole needs to be painted.	2	ESL	S	1 @ \$500									●	\$937
Site Drainage																

LEGEND		
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		SEE LEGEND				EVALUATION CRITERIA										* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Ponding	Various, Ponding at dumpsters	Install catch basin and connect to existing drainage.	1	OB	S	Catch Basin: 1@\$3000 Curb: 60lf @\$10 Pipe: 70lf@\$50							●			\$13,319
Catch Basins	Sags at basins within parking.	Adjust cover to grade and patch pavement.	2	ESL	S	3each @\$750							●			\$4,221
STRUCTURAL																
First Floor Construction	B. Spalls on the underside of the concrete slab (some are link to penetrations) some with exposed rebar.	Coat exposed rebar with protective coating. Patch concrete	2	END	S	30 locations, allow \$150 ea = \$4,500 +MU's										\$8,445
First Floor Construction	D. Water damage in north wall first floor	Verify water did not damage structure. Repair.	2	END	S	1 location quantity damage unknown, allow \$1,500 + MU's OK						●	●			\$2,817
First Floor Construction	E. Exterior round steel column (with channels) at north wing south face: paint is peeling at the top and bottom (rust)	Paint columns	2	END	S	1 location quantity column ht & diameter unknown, allow 12" diameter & 14' ht = 90 sf prep-repaint @ \$10 = \$900 + MU's OK						●	●			\$1,689
Roof Construction	Original building: C. At the access to the attic (either side of the central roof/art classes) the concrete slab is exposed. Cracks where noted in the slab of the south one.	Repair Cracks	2	END	S	10lf						●	●			\$380
Roof Construction - Pitched Roofs	A. Some water stains in wood framing by the door (not currently wet) and water damage at flat roof section (room beyond cell tower)	Monitor for moisture. Repair damage area	3	ESL	S	5 locations, assume 30sq.ft per areax5locations = 150sq. ft. 3 locations unfinished (attic area), 2 locations finish (plaster)						●	●			\$4,506
Roof Construction	Above the roof are large square parapets (the parapets become terracotta through the attic space). No cracks are visible but there are reports of leaks in hard driven rain (localized items issues noted below).	Re-point parapet	3	ESL	S	~3,500 sq. ft. @ \$7.50 = \$26,250 + MU's						●	●			\$49,249
Roof Construction	A. At the south most parapet/chimney, we observed small spalls in the cast stone, exposing rebar.	Coat expose rebar with protective coating. Patch concrete	2	END	S	2 locations @ \$150 ea = \$300 + MU's						●	●			\$567
Roof Construction	B. There is a smaller square chimney, above the north roof. The chimney is missing mortar and has a handful of damage brick.	Re-point/repair.	2	END	S	1 chimney, dimensions & ht unclear chimney is 2'-8" by 1'-4" by 11ft						●	●			\$1,689
Exterior Wall Construction - Original Building	A. Localized brick issues noted including damage brick, spalls, bulge and cracks	Repair brick	2	OB	S	20 locations, size of damaged areas & categorization of different damages per area unclear, allow \$500 ea location = \$10,000 + MU's OK						●	●			\$18,760

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Exterior Wall Construction - Original Building	B. Cast stone band has some spalls and loose sections some exposing rebar	Remove loose sections, coat rebar with protective coat and patch.	2	OB	S	10 locations (mostly on south face), size of damaged areas unclear, allow \$750 ea = \$7,500 + MU's OK						●	●			\$14,073
Exterior Wall Construction - Original Building	C. Decorative stone at the entrances have some small spalls/cracks and mortar missing	Patch/Repair	2	END	S	7 locations, size of areas unclear, allow \$500 ea = \$3,500 + MU's OK						●	●			\$6,569
Exterior Wall Construction - Original Building	D. Lintel rusting and in the creating in some locations cracking/jacking of the brick	At location with no jacking, clean lintel and paint with protective coating. At location with jacking, remove and replace lintels.	2	END	S	25 locations replacement total If lintels unclear, cannot be estimated 125lf, 30 locations coating only total If of lintels unclear, cannot be estiamted. 450lf (is there overlap with item 155)						●	●			\$107,872
Exterior Wall Construction - 1982 Addition	A. Where the overhang steps back, steel lintels are visible. The lintels are showing signs of rust (also noted at door overhang on north east face)	Paint lintels with protective coating	2	ESL	S	7 locations total If of lintels unclear, cannot be estimated 185lf						●	●			\$3,472
Exterior Wall Construction - 1982 Addition	B. At the stairs tower the CMU backup wall stepped cracks.	Monitor cracks to see if they develop further. Repair if they expends	2	ESL	S	10 locations no repairs required, total If of cracks unknown assume 150lf						●	●			\$14,073
Exterior Wall Construction - 1982 Addition	C. Localize brick issues noted: (1) step crack at north façade, missing mortar at tall column wraps, chipped brick.	Repair brick/mortar	2	END	S	4 locations, total If cracks unknown, scope of repairs and areas unclear, 15 lf of crack and 30sq ft of repointing						●	●			\$1,832
Exterior Wall Construction - 1982 Addition	D. At brick movement joint the caulking is falling out	Replace caulking	2	OB	S	4 locations total If caulk required unclear assume 35lft (is this already covered by line 176?)						●	●			\$231
Interior Partitions - Original Construction	A. In isolated location we noted cracking in the interior masonry	Repair cracks	2	END	S	7 locations total If cracks unknown assume 50lf per locations						●	●			\$32,833
Additional Observation	Site Feature: Entry features at street (brick walls on concrete foundations spalls, crack and effervescent observed in the brick.	Repair brick	2	END	S	3 entry features, 20 repair locations entry feature meaning unclear added photo (3 sets of 2), sf areas & types of repairs unclear, carry 400sq.ft. of cleanning, 10 brick replacement, and 150sq ft of repointing.						●	●			\$14,210
Additional Observation	Site Feature: Concrete site walls and stairs: cracks and spalls observed in discrete locations, some exposing reinforcement. Additional spoils noted at base of post	Coat reinforcement with protective coating and path concrete	2	END	S	10 locations # locations w/exposed rebar and total sf affected areas unclear. 3 location with exposed rebar, approximately 30 sq. ft of concrete to replace.						●	●			\$1,409
BUILDING INTERIOR																
General Notes																

LEGEND		
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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Interior doors	A mix of painted wood and painted metal doors with a mix of painted wood frames and painted hollow metal frames. Doors in the original building are dated and approaching end of life.	Original Building (building A): Recommend replacement of all interior doors and wood frames in the original building with new wood veneer doors and painted hollow metal frames	2	END	S	(275) single door 36"x84" (40) double door 72"x84" \$1.550 per door-frame w/demo-replace-new lockset & closer =355 @ \$1,550 =\$550,250 + MU's				●		●	●			\$1,032,264
Non-ADA compliant door hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware. Door knobs are found on doors in both the original and addition buildings	0	OB	S	110 Knobs to be replaced with ADA/Code compliant, aluminum hardware \$500 ea includes wood leaf modification = \$55,000 + MU's				●		●	●			\$103,179
Main Entrance -Addition (building B)																
Door Configuration (Vestibule?)	Vestibule, non-secured entrance. No ADA push button	Recommend providing ADA push button access at each entrance.	0	OB	S	(2) ADA push button sequence for two double doors. \$5,000 w/new wiring + MU's				●						\$9,380
		Recommend creating a secured entry into building B by providing a sequence of lock / buzz-in entry devices	0	OB	S	(2) Buzz-in intercom entry devices @ \$1,500 w/door hdwr upgrade = \$3,000 + MU's	●									\$5,628
Door Hardware	Aluminum, ADA/Code compliant hardware. One set of vestibule doors have a crash bar, the other set does not and requires one	Provide crash bar egress hardware at set of vestibule doors where it is missing.	0	OB	S	(1) set of aluminum crash bar exit device for a total of three 36" doors. @ \$550 ea = \$1,650 + MU's			●							\$3,098
Corridors (building B)																
Doors opening into Corridors (rating, closers, hold-opens, swing, widths)	It is likely the doors are rated. Doors have closers and hold opens (with the exception of classroom doors) mix of flush doors and half glazed doors with safety glazing	Provide closers at classroom doors	0	OB	S	A total of (10) closers for single 36" doors. @ \$300 = \$3,000 + MU's			●							\$5,628
Drinking Fountains	No drinking fountains in corridors	Provide ADA compliant fountains on each level of building B	0	OB	S	(2) high-low ADA compliant drinking fountains with metal pipe cane detection devices on either side of the drinking fountain. \$2,250 fountain & new rough + \$500 cane detectors = \$2,750 x 2 = \$5,500 + MU's				●						\$10,321
Science Classrooms (building A)																
Sinks (ADA compliance)	Sinks provided in labs. Non-ADA because of height and lack of knee clearance	Provided sinks that meet ADA requirements when casework is replaced as described above.	0	OB	S	(1) ADA sink required in each lab (A total of 10 labs) \$2,000 ea new sink & re-use rough but adjust as req'd = \$20,000 + MU's				●						\$37,520
Family & Consumer Science																

LEGEND		
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Casework	A mix of residential grade kitchen casework, plastic laminate, and wood casework of varying age and condition. Not at ADA height and no knee clearance.	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves. Casework to all meet ADA requirements.	O	OB	S	(1) plastic laminate 120"x48" peninsula type counter (mirrored casework layout on each side). @ \$450 = \$4,500; (2) 36" three drawer base cabinet @ \$275 If w/demo-plam top assumed = \$1,650; (2) 36" ADA sink apron @ \$300 = \$600; (2) 24" Base cabinet with drawer @ \$275 If w/demo-plam top = \$1,100; (2) 24" open shelf base cabinet @ \$250 If w/demo & plam top = \$1,000; (2) 24" wall cabinet @ \$125 If w/demo = \$500; (2) 36" open shelf wall cabinet @ \$115 w/demo = \$690; (1) 48"x36" open shelf book case @ \$150 w/demo = \$600 = =				●						\$19,963
Art Classrooms																
Sinks (ADA compliance)	Sinks provided but are non-ADA because of height and lack of knee clearance	Provided sinks that meet ADA requirements when casework is replaced as described above.	O	OB	S	(1) ADA sink required per Art room (2 rooms) \$2,000 sink & re-use exist rough but modify as req'd = \$4,000 + MU's				●						\$7,504
Kilns	Kiln (not enclosed)	Provide a rated, ventilated, and accessible room to keep the kiln in as part of future renovations.	O	OB	S	80 square feet of interior renovation to provide a room constructed of gyp partitions up to roof deck, single wood veneer 36"x84" door, 2x4 ACT ceilings, and quartz floor tile. @ \$125 sf = \$10,000 + \$2,500 relocate kiln-hood-fan = \$12,500 + MU's		●								\$23,453
Other observations	Both Art rooms have an "upper" level that is currently used by students. Upper levels contain areas of low ceilings, non-code compliant rails at each stair, and the entire upper level is not accessible.	Recommend providing code compliant railings to each stair. Railings to be painted round metal hand rails with required extensions beyond top and bottom of stairs.	O	OB	S	A total of 18 linear feet of round metal hand rail, single line wall rail assumed @ \$30 demo & replace = \$540 + MU's			●							\$1,016
Other observations		Recommend providing chair lift to make upper levels accessible to all students.	O	OB	S	(2) chairlifts - 36"x48" painted metal w/ slip resistant floor finish @ \$25,000 mea + \$7.500 enclosure & trims = \$32,500 es x 2 = \$65,000 + MU's				●						\$121,939
Library / Media Center																

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

** Note:
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Sinks (ADA compliance)	Stainless steel counter mounted sink, Non-ADA	Recommend replacing sink and casework with ADA compliant casework and sink configuration. Plastic laminate finish to match other plastic laminate casework in the same room.	0	OB	S	Provide the following in two rooms: (1) Plastic laminate 96" counter with resilient edge banding, at ADA height @ \$90 w/demo = \$720 per room; (1) 36" ADA sink apron \$300 per room; (2) 30" Base cabinet with drawer 5 lf \$275 w/demo = \$1,375 per room; (1) stainless steel counter mounted sink \$1,500 & re-use exist rough per room; = = = TOTALS \$ 3,895 per room x 2 = \$7,790 + MU's				●						\$14,615
Gymnasium																
Wall Pads	Wall mounted wall pads located behind two hoops at main basketball court. Pads are in good condition.	Recommend providing wall pads at walls behind two hoops, next to two main basketball hoops, for added protection.	0	OB	S	A total of 20 linear wall feet of wall pads to match existing 6' ht assumed @ \$8.50 sf = \$1,020 + MU's		●								\$1,913
Drinking Fountains	(2) recessed water fountains, Non-ADA, dated and in poor condition.	Recommend removing current drinking fountains and replacing them with current, ADA compliant drinking fountain. Patch wall where original drinking fountains were located.	0	OB	S	(1) hi/low drinking fountain with water bottle filler \$1,500 & re-use existing rough-in; - Patch 36 square foot area of CMU block wall with CMU block and painted to match wall. \$20 sf = \$720 lump; TOTALS \$2,220 + MU's				●						\$4,170
Bleachers	Wood telescoping bleachers in fair condition and working order. Obvious signs of wear and tear, recommending replacing in future renovations.	Recommend replacing bleachers complete in the next 20 years with a more resilient bleacher (plastic seats) and ADA grab bars in center walkways.	3	ESL	S	(2) 90 foot retractable bleachers (elec. Motor) with plastic seats and center aisle hand rails. Each set of bleachers to have 12 rows of bench seating; 600 total seats assumed @ \$190 per seat = \$114,000 + MU's				●						\$213,862
Staff Toilets																
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Some staff toilets are ADA compliant due to accessories, fixture heights, and room size; but most are not.	Recommend providing (2) centrally located staff toilets on each floor that meet all ADA and code requirements	0	OB	S	A total of (7) interior renovations of 64 square feet to provide ADA compliant staff bathrooms. Finishes to be painted gyp walls, quartz tile floors, rubber wall base, and 2x4 ACT ceilings. Each staff toilet to have wall mounted mirrors, grab bars, and ADA compliant fixtures. \$10,000 ea 64 sf bath complete x 7 = \$70,000 + MU's				●						\$131,319
FIRE PROTECTION																

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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		SEE LEGEND				EVALUATION CRITERIA										* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Apparent Rated Corridor Construction	It is likely the existing construction provides some inherent rating. Any renovations significant enough to trigger a code requirement to make the corridor ratings fully compliant would likely also trigger sprinkler protection for the building, in which case the corridors would not require any rating.	Recommend providing sprinkler system	-	-	S	173,000 sf @ \$3.50 (older const) + \$12,000 backflow & bldg entry + \$20,000 allow water main upgrade = \$637,500 + MU's		●	●							\$1,195,942
MECHANICAL																
Pumps (Original Building)	Steam condensate return units and boiler feed tank, pumps, controls	Replace boiler feed tank, pumps, and conttols at end of service life-may fail. Install new HW pumps at time of steam to HW conversion.	1	END	S	Install (years 1-5) (2) 300 gpm pumps with VFDs + MU's						●	●			\$49,860
SECURITY																
Secure Entry Vestibule	Secured entry with buzz-in entry system at second set of doors. Secured vestibule does not enter directly into admin area, allowing visitors to have access to student areas before checking in.	Recommend providing a third set of entry doors between corridor and entrances into admin suite and principles office. Third set of door to be buzz-in to allow access to student areas. Door configuration to match existing vestibule doors	0	OB	S	300 Square Feet of complete interior renovations. \$125 sf = \$37,500 + MU's	●									\$70,352
Intrusion Alarm System	2012 vintage bosch with wireless motion detectors. System is integrated with district-wide network.	System will reach the end of its anticipated useful life within 15 years	3	ESL	S	Carry complete system replacement for 138,818 sf	●									\$192,584
Total Years 1 - 5																\$3,776,921

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
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2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations																
PLUMBING																
Water Service	Municiple Water Supply w/Single Check Testable Backflow	Upgrade Backflow Protection to current municiple requirements	2	END	L	Replace with Compliant RPZs Figure (2) 2" + MU's						●	●			\$16,307
Hot Water System	Generated via Boilers via steam to DHW maker & storage. Mislcl electric 40 gal. DHW units for summer use	Upgrade with 80 gallon condensing gas fired DHW Maker/storage in original building.	1	END	L	Replace with gas fired unit. + MU's						●	●			\$15,530
Domestic Distribution System	Mostly original copper with lead solder--end of service life	Replace with new copper distribution system with insulaton	2	END	L	Figure \$/SF @ 140K SF						●	●			\$3,727,200
Sanitary Waste and Vent System	Cast iron and PVC	Replace in original building	3	ESL	L	\$/SF @ 140K SF						●	●			\$2,282,910
Storm Drain System	Cast iron and PVC	Replace in original building	3	ESL	L	\$/SF @ 140K SF						●	●			\$978,390
MECHANICAL																
Heating Plant	The Steam boiler plant was replaced in 2014 with (3) Hurst Firetube Series 500 boilers. Gross output is 2,678 MBH per boiler. Existing breeching was reused. Combustion air supplied via combustion air fan (VFD). A steam to hot water convertor supplies hot water to the 1981 additon via vertical inline pumps. Steam heating supplies the original building. Heating hot water and domestic CW piping serves the 1981 additon via underground piping.	Replace existng steam boielers with (2) 3,500MBH condensing hot water boilers at time of building steam to hot water conversion.	4	N	L	(2) 3,500 MBH condensing boilers & Appurtenances + MU's						●	●			\$660,025
Air Handling Unit Systems (1981 Asddition)	1981 Addition (Hot Water): Gym roof top ERUs were not operating. The wheels are plugged with debris and rusty and at end of service life. All indoor H & V units as well are at end of service life.	1981: Repair and cleanERUs and recommission to operate (year 0) Requires replacement (Years 1-5) Rplace all indoor H & V (AHU) units.	1	END	L	Figure (2) rooftop ERVs at 2,500 cfm each with hot water coils. Figure (4) indoor AHUs at 10,000 cfm each with HW coils. \$/SF @ 20K SF for ductwork modifications						●	●			\$1,164,750
Air Handling Unit Systems (Original Building)	Original Building: Indoor AHUs operating H & V units only with economizer cooling.	Replace indoor H & V (AHU) units with new HW units. Replace Exhaust Fans	2	END	L	(6) 15,000 cfm indoor AHUs with HW coils and economizer--no AC. \$/SF @ 130K SF for ductwork						●	●			\$2,772,105
Pumps (1981 Additon)	Original vintage pumps, reset water via 3-way valve	Replace Pumps with new VFD pumps.	2	END	L	Figure (2) 120 gpm pumps						●	●			\$58,238
Terminal Unit Systems & Air Systems	Fintube, CUHs, & Classroom Unit Ventialtors at end of service life.	Replace systems with fintube and CUHs--ventilation thru ducted AHUs listed above.	2	END	L	\$/SF @ 190K SF (\$3/SF ?) + MU's						●	●			\$1,327,815
Exhaust Systems	EFs operating but vintage. All system are at end of service life.	Replace EFs.	2	END	L	Figure (6) 1,000 cfm Efs. + MU's						●	●			\$55,908
Piping System	1981 addition is satisfactory. Original school steam and condensate piping is vintage with steam trap and manual control valve maintenance.	Steam heating sytem serving original building and underground to Longfellow is at end of service life--underground near failure.	2	END	L	Install new HW piping in the original building. \$/SF @ 130K SF No underground to Longfellow + MU's						●	●			\$3,634,020

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
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2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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			SEE LEGEND			EVALUATION CRITERIA										* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Automatic Temperature Controls	Mostly pneuematics. Aged system w/air leaks	Replace controls with new electric DDC system	2	END	L	\$/SF @ 190K SF (\$3/SF ?) + MU's						●	●			\$1,327,815
ELECTRICAL																
Service	Underground primary to utility transformer vault in building. The vault was not accessible at the time of our visit as it requires utility company presence to access. Comments regarding life cycle are based on the general building vault arrangement being an obsolete design.	Update service to padmount transformer arrangement. Upgrade service to 480/277V as part of any planned facility renovations. This work should include Providing a separate utility electric meter for the leased cellular equipment area in the attic.		OB	L	Carry Complete new service with padmount transformer for 138,818 sf						●	●			\$283,423
Wiring	Building wire in conduit		3	ESL	L							●	●			
Equipment	1983 vintage GE switchboard	As a maintenance item, perform infra-red scanning of the service equipment to assess condition of contacts and terminations. Switchboard will need to be replaced within 10 years.	2	END	L	Carry complete replacement for 1600A 480/277V switchboard						●	●			\$281,093
Distribution System	1983 Addition feeder voltage is stepped up to 600V via a 300kVA transformer located in the main electric room, then stepped back down to 208/120V via a second 300kVA transformer located in the 1983 building electric room.	Delete 600V transformers and provide a 480V feeder to the 1983 building as part of service entrance upgrades recommended above.	3	END	L	Carry complete power distribution system for 138,818 sf						●	●			\$869,680
Panels	Panels are primarily a mixture of Square D panelboards that were installed in the Summer of 2016 to replace obsolete panelboards and 1983 vintage GE panelboards that are nearing the end of their anticipated useful life. It appears that the new panels were connected to the existing feeders. A couple of obsolete panelboards remain to be replaced. Light-commercial-grade loadcenters are in use in the MDF room, cellular phone equipment room, and Boiler Room. Some corridor panelboards are mounted higher than would be permitted by current code.	1983 vintage panels and light-commercial-grade load centers should be replaced with modern panelboards. Panelboards that are mounted higher than permitted by NEC should be relocated.	2	END	L							●	●			
Branch Circuits	Based on what can be seen from a visual inspection, branch-circuit wiring appears to be a mix of building wire in conduit and MC cable. The wiring varies in age an condition. Some very old cloth covered wire in conduit was noted at an open junction box in the attic. It was also noted that extension cords are in use in the boiler room for chemical feed pumps due to the receptacles intended to serve the pumps being improperly located. Abandoned wiring was observed at a wall abutting the electric room and in the attic above the old gymnasium.	Any cloth wiring that remains should be updated to modern type THHN/THWN building wire in conduit or MC cable. Receptacles should be located appropriately to eliminate the need for extension cords.	2	END	L	Carry \$400,000 allowance + MU's						●	●			\$934,906
Exterior Building Lighting	Building mounted lighting is mostly LED wall packs with full-cutoff optics, although some HID or compact fluorescent outdoor lighting remains, such as at the main entrance. Some walkways and outdoor areas do not appear to be illuminated to levels recommended by IES.	Update remaining HID or compact fluorescent lighting to LED with full cutoff optics as units fail. Add outdoor lighting to provide illumination as recommended by IES.	2	END	L	Carry 27 LED wall packs						●	●			\$37,738
Interior Lighting																

DEERING HIGH SCHOOL

Capital Plan Detailed Scope of Work

LEGEND		
<u>Condition Level</u>	<u>Life Cycle (Age Factor)</u>	<u>Action Priority</u>
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
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Total Years 6 - 10	\$23,038,444
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LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
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Category	Description and General Comments	Recommended Action	See Legend			Quantity Info	Evaluation Criteria									* Opinion of Probable Cost
			Cond. Level	Life Cycle	Action Priority		Security	Health & Safety	Code Compliance	ADA/ Accessibility	Sustain - Ability	Extending Bldg. Life	Operation & Maintenance	Impact on Learn. Env.	Aesthetics & Appearance	
Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations																
Building Interior																
General Notes																
Typical Interior Wall Finish Materials	<u>Original Building (building A)</u> : Painted gyp / plaster in poor condition <u>Addition (building B)</u> : Painted CMU block, painted gyp, and exposed brick veneer. All in a varying condition, refer to the following specific areas and notes in the report for descriptions and recommended actions	Recommend refinishing (repair, patch, sand, and paint) all walls due to areas of wall that are damaged or where the paint is peeling. Only in the original building.	1	END	L	Total of all walls for a four story building with a gross square feet of 173,000 @ \$2.50 sf floor area (more extensive patching req'd) = \$432,500 prep-patch-repaint + MU's							●	●		\$1,259,846
Ceiling Finish Materials	A majority of the ceiling finish throughout the school (both buildings) is 2x4 ACT and is in fair condition. Isolated areas of 2x2 ceilings are in a variety of age and condition, refer to the following specific areas and notes in the report for descriptions and recommended actions	Replace 2x4 ACT ceilings with new 2x4 ACT ceilings complete	2	ESL	L	Total of 90% of all ceilings for a four story building with a gross square feet of 173,000 155,700 sf @ \$4.25 demo-replace = \$661,725 + MU's							●	●		\$1,927,564
Visual Display Surfaces (chalkboards)	<u>Both buildings</u> : A majority of the instructional spaces have chalkboards or chalkboard covered with whiteboard laminate in poor condition.	Remove all chalkboards and chalkboards with whiteboard laminate complete. Replace with wall mounted whiteboards.	2	OB	L	(21) 10' wall mounted whiteboard (15) 12' wall mounted whiteboard (30) 15' wall mounted whiteboard 3,360 total sf @ \$30 demo-replace = \$100,800 + MU's							●	●	●	\$293,625
Interior window sills in addition building (building B)	Plastic laminate window sills are in poor condition. Laminate is peeling and has been chipped away.	Replace all window sills in building B with plastic laminate sills with resilient edge banding.	2	END	L	<u>Building B</u> : A total of 280 linear feet @ \$20 demo-replace = \$5,600 + MU's								●	●	\$16,316
Main Entrance - Original Building (building A)																
Entrance Mats		To preserve interior finishes it is our recommendation to replace with more robust walk-off carpet sequence at the main entrance. Provide an area of aggressive grade walk-off material at the exterior of the vestibule. Provide a mild grade walk-off mat product as finish floor in the vestibule. Provide an area of low grade walk-off carpet in the main lobby.	3	ESL	L	150 Square Feet of aggressive grade walk-off mat. @ \$17.50 recycled rubber = \$2,625 + MU's 200 Square Feet of mild grade walk-off mat. @ \$15 sf = \$3,000 + MU's 150 Square feet of low grade walk-off mat @ \$10 = \$1,500 + MU's								●	●	\$20,758
Door Configuration (Vestibule?)	Vestibule, secured entrance. No ADA push button	Recommend providing ADA push button acces	0	OB	L	ADA push button sequence for two double doors. \$2,500 w/new wiring + MU's				●						\$7,287
Main Entrance -Addition (building B)																

LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Entrance Mats		To preserve interior finishes it is our recommendation to replace with more robust walk-off carpet sequence at the main entrance. Provide an area of aggressive grade walk-off material at the exterior of the vestibule. Provide a mild grade walk-off mat product as finish floor in the vestibule. Provide an area of low grade walk-off carpet in the main lobby.	3	ESL	L	(2 entrances) 100 Square Feet of aggressive grade walk-off mat. Assume 100 sf per entrance @ \$17.50 recycled rubber = \$3,500 + MU's both entries; 75 Square Feet of mild grade walk-off mat. Assume 75 sf per entrance @ \$15 \$2,250 + MU's both entries; 100 Square feet of low grade walk-off mat. Assume 100 sf per entrance @ \$10 = \$2,000 + MU's both entries Correct, each square footage is multiplied by 2 for the two entrances.										\$22,578
Main Lobby - Original Building (building A)																
Display Cases	Four tall glass display cases trimmed in stained wood. Display cases are in fair condition. Wood trim shows signs of scratches and dents.	Sand down and refinish wood trim on all four display cases.	2	ESL	L	(4) 2'x4'x7' wood and glass display cases, extent of glass vs wood unclear, assume 50% surface area wood to be reworked = 115 sf wood @ \$7.50 = \$865 + MU's Correct										\$2,526
Main Lobby -Addition (building B)																
Ceiling Finish Materials	2x2 ACT in poor condition. Painted GYP in good condition	Replace ceiling with new 2x2 ACT ceiling complete	2	ESL	L	A total of 1,000 square feet of new 2x2 ACT ceiling @ \$6 demo-replace = \$6,000 + MU's										\$17,478
Corridors (building A)																
Floor & Base Finish Materials	A mix of VCT and porcelain floor tile, all with painted wood base	Replace VCT in some classrooms with quartz floor tile or an equivalent non-wax finish floor.	2	ESL	L	A total of 9,500 square feet @\$5,75 sf demo-replace-new wall base = \$54,625 + MU's										\$159,117
		Sand and repaint wood trim complete.	2	ESL	L	All walls in corridors on all levels; sf area wood surface unclear, cannot be estimated 2,700 linear feet of "picture rail" wood trim.										\$39,329
Lockers	Single tier, vented, metal lockers with separate book cubbie above and sloped tops. Lockers are in fair condition. Locker bases and lockers at the ends of rows are in poor shape.	Recommend replacing with painted metal lockers complete.	3	ESL	L	All lockers on each floor. A total of 900 linear feet @ \$300 opng x 900 = \$270,000 + MU's										\$786,490
Corridors (building B)																
Floor & Base Finish Materials	A mix of VCT and porcelain floor tile, all with resilient rubber wall base	Replace VCT in some classrooms with quartz floor tile or an equivalent non-wax finish floor.	3	ESL	L	A total of 1,200 square feet @ \$5.75 demo-replace-new base =\$6,900 + MU's										\$20,100
Ceiling Finish Materials	2x4 ACT ceiling in fair condition	Replace 2x4 ACT ceilings with new 2x4 ACT ceilings complete	2	ESL	L	A total of 1,200 square feet @ \$4.50 demo-replace =\$5,400 + MU's										\$15,736

LEGEND		
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			SEE LEGEND			EVALUATION CRITERIA											
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	* OPINION OF PROBABLE COST	
Stairs and Exits (building A)																	
Handrails (height, extensions, profile)	Painted wood rail in fair condition. Missing handrails or extensions in some areas.	Recommend stripping down and re-staining wood handrails. Recommend providing missing handrails and or extensions using painted round metal handrail at required heights	0	OB	L	A total of 30 linear feet of painted round metal handrail. scabbed onto existing for extensions; refinish wood rail excluded; @ \$35 cut-weld-finish rails = \$1,050 + MU's Correct						●	●			\$3,058	
General Purpose Classrooms (building A)																	
Floor & Base Finish Materials	A mix of VCT and broadloom carpet with painted wood base. VCT is in varying age and condition. Wood wall base is in poor condition.	Replace VCT in some classrooms with quartz floor tile or an equivalent non-wax finish floor.	2	ESL	L	An average of 750 square feet in each classroom. A total of (30) classrooms with VCT flooring to be replaced @ \$4.50 demo-replace-new base =\$101,250 + MU's						●	●			\$294,941	
		Replace broadloom carpet in some classrooms with carpet tile.	2	ESL	L	A total of 3,500 square feet @ \$6 demo-replace = \$2,100 + MU's						●	●			\$6,116	
Casework	A variety of wood, metal, and plastic laminate casework. All in varying condition.	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	3	ESL	L	Provide the following in each of the (30) classrooms: (4) 48"x84" open shelf units \$600 ea = \$2,400 per class; (1) 36" tall cabinet width unknown allow \$750 per room (12 linear feet) of 4 rows of adjustable shelves on shelving standards. \$20 lf = \$960 per room; (3) 48"x36" open shelf units @ \$150 = \$1,800 per room = = = TOTALS \$177,300 + MU's The width is 36". "Tall" cabinets are 84" tall and the width is 36" UNO						●	●			\$516,469	
General Purpose Classrooms (building B)																	
Floor & Base Finish Materials	VCT with resilient rubber wall base, all in good condition	Replace VCT in classrooms with quartz floor tile or an equivalent non-wax finish floor.	2	ESL	L	A total of 4,500 square feet @ \$5.75 demo-replace-new base =\$25,875 + MU's						●	●			\$75,378	
Casework	A mix of metal and plastic laminate casework in varying condition and size.	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L	Provide the following in each classroom (9 rooms) in building B (1) 36" tall cabinet width unknown allow \$750 per room (2) 36" tall open shelves width unknown allow \$750 per room (2) 48"x48" open shelve cabinet \$600 ea = \$1,200 per room; \$2,20 per room x 9 = \$31,050 + MU's The width is 36". "Tall" cabinets are 84" tall and the width is 36" UNO						●	●			\$90,446	

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

* Note:
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			SEE LEGEND			EVALUATION CRITERIA											* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Science Classrooms (building A)																	
Floor & Base Finish Materials	VCT with painted wood base. VCT is in varying age and condition. Some areas of VCT appears to be 9x9 vinyl asbestos tile with large areas of tile in rough condition. Wood wall base is in poor condition.	Replace VCT in some classrooms with quartz floor tile or an equivalent non-wax finish floor.	2	ESL	L	A total of 5,300 square feet @ \$5.75 demo-replace-new base = \$30,475+ MU's						●	●			\$88,772	
Floor & Base Finish Materials		Abatement of 9x9 vinyl asbestos tile and replace with quartz floor tile or an equivalent non-wax finish floor.	1	OB	L	A total of 5,300 square feet @ \$8 abate-prep-replace-new base = \$42,400 + MU's						●	●			\$123,514	
Casework	Plastic laminate science casework with lab quality black laminate on all surfaces. Condition of casework varies from failing to fair.	Recommend replacing all casework in four of the science labs complete. Replace with plastic laminate casework and black phenolic countertops on all flat surfaces.	0	OB	L	Provide the following in (4) of the Science Classrooms: (3) 144"x18" counters @ \$175 lf epoxy resin top = \$6,300 per room; (1) 96" counter @ \$175 epoxy resin top = \$1,400 per room; (1) 72" counter (demo station) @ \$175 epoxy resing = \$1,050 per room; (9) 36" base cabinets with drawers 27 lf @ \$425 lf sci cabinets = \$11,475 per room; (6) 36" ADA sink aprons @ \$750 ea = \$4,500 per room; (2) 30" base cabinets with drawers = 5 lf @ \$425 -\$2,125 per room; (2) 48" wall cabinets = 8 lf @ \$225 = \$1,800 per room; (4) 48"x36" open shelf units @ \$150 lf = \$2,400 per room; (1) 36" tall storage cabinet \$750 per room; = = = TOTALS \$31,800 per room x 4 = \$127,200 + MU's						●	●			\$370,455	
Lab Benches	Wood lab benches with lab quality black laminate in poor condition. Lab benches located in some of the science classrooms.	Recommend replacing all lab benches in four of the science labs complete. Replace with wood benches with black phenolic tops.	1	OB	L	Provide the following in (4) of the Science Classrooms: (10) 60"x36" phenolic top lab benches with adjustable height legs @\$275 lf = \$13,750 per room x 4 = \$55,000 + MU's						●	●			\$160,211	
Science Prep Rooms (building A)																	
Floor & Base Finish Materials	VCT with painted wood base.	Replace VCT in some classrooms with quartz floor tile or an equivalent non-wax finish floor.	2	ESL	L	A total of 1,700 square feet @ \$5.75 demo-replace-reinstall salvaged base = \$9,775+ MU's						●	●			\$28,481	

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Casework	A mix of Plastic laminate and wood science casework with lab quality black laminate on most flat surfaces, wood counters on others. Varying condition of casework	Recommend replacing all casework in science prep rooms complete. Replace with plastic laminate casework and black phenolic countertops on all flat surfaces.	2	ESL	L	Provide the following in each of the (5) prep rooms: (3) 36" tall storage cabinets \$1,250 = \$3,750 per room; (1) 120" counter at ADA height @ \$175 epoxy resin = \$1,750 per room; (1) 36" ADA sink apron @ \$600 per room; (1) 24" four drawer base cabinet @ \$425 epoxy resin top = \$850 per room; (2) 30" base cabinet with drawer 5 lf @ \$425 = \$2,125 per room; (2) 36" wall cabinets 6 lf @ \$425 = \$2,550 per room; (2) 24" wall cabinets 4 lf @ \$425 = \$1,700 per room; == TOTALS \$13,325 per room x 5 = \$66,625 + MU's										\$194,073
Family & Consumer Science																
Floor & Base Finish Materials	VCT with resilient wall base in fair condition.	Replace VCT in some classrooms with quartz floor tile or an equivalent non-wax finish floor.	2	ESL	L	A total of 500 square feet @ \$5.75 demo-replace-new base = \$2,875+ MU's										\$8,381
Floor & Base Finish Materials		Recommend replacing wall base with resilient rubber wall base on all walls.	2	ESL	L	110 lf @ \$3 demo-replace-new base = \$330+ MU's										\$968
Floor & Base Finish Materials		Recommend patch/sand/and repainting gyp ceiling complete.	2	ESL	L	100 sf @ 1.75 = \$175 + MU's										\$513
Visual Display Surfaces	A mix of whiteboards and tackboards in varying age and condition	Recommend replacing whiteboard with 12' wall mounted whiteboard	1	OB	L	1 ea 12' x 4' wall mount whiteboard @ \$30 demo-replace = \$1,440 + MU's										\$4,200
Art Classrooms																
Floor & Base Finish Materials	A mic of VCT and painted wood floors, all with painted wood base. Wood floors are warped and do not provide a level / uniform surface. Floors in varying age and condition	Replace VCT with quartz floor tile or an equivalent non-wax finish floor.	2	ESL	L	2000 square feet @ \$5.75 demo-replace-re-use salvaged base = \$11,500+ MU's										\$33,504
Floor & Base Finish Materials		Recommend removing wood floors complete and replacing with a solid / level substrate with a finish of quartz floor tile or an equivalent non-wax finish floor.	2	ESL	L	1300 square feet @ \$11.50 demo-level substrate-new floor-re-use salvaged base = \$14,950+ MU's										\$43,549
Casework	A variety of wood, metal, and plastic laminate casework. All in varying condition.	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	3	ESL	L	Provide the following in each of the two art classrooms : (1) 96" counter at ADA height @ \$90 w/demo = \$720 per room; (1) 36" ADA sink apron @ \$300 per room; (2) 30" base cabinet with drawer 5 lf @ \$275 w/demo =\$1,375 per room; == TOTALS \$2,395 x 2 = \$4,790 + MU's										\$13,955
Technology Classrooms																
Floor & Base Finish Materials	Broadloom carpet with rubber base in good condition	Recommend replacing broadloom carpet with carpet tile.	3	ESL	L	1100 sf @ \$6 demo-replace = \$6,600 + MU's										\$19,229
Special Education Classrooms																

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Floor & Base Finish Materials	A mix of VCT and broadloom carpet with painted wood base. VCT is in varying age and condition. Wood wall base is in poor condition.	Replace VCT with quartz floor tile or an equivalent non-wax finish floor.	2	ESL	L	3000 square feet @ \$5.75 demo-replace-new base = \$17,250+ MU's						●	●			\$50,255
		Replace broadloom carpet with carpet tile.	2	ESL	L	2,000 sf @ \$6 = \$12,000 + MU's						●	●			\$34,955
Casework	A variety of wood, metal, and plastic laminate casework. All in varying condition.	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	3	ESL	L	Provide the following in each of the (8) classrooms: (4) 48"x84" open shelf units \$600 = \$2,400 per room; (1) 36" tall cabinet \$750 per room; (12 linear feet) of 4 rows of adjustable shelves on shelving standards. 48 lf @ \$20 = \$960 per room; (3) 48"x36" open shelf units \$500 = \$1,500 per room; = = = TOTALS \$5,610 per room x 8 = \$44,880 + MU's						●	●			\$130,733
Performing Arts - Auditorium																
General	Budget for general renovations and upgrades		-	-	L	Budget						●	●			\$967,750
Floor & Base Finish Materials	Broadloom carpet with painted exposed concrete under the seating areas. Painted wood base board in good condition	Repaint exposed concrete floors under seating areas of both main level and balcony.	1	END	L	3800 square feet prep & repaint @ \$2 = \$7,600+ MU's						●	●			\$22,142
Seating Type	Folding auditorium seats with wood arms and fabric backing / seating. Chair finish is in fair condition	Recommend replacing seats complete with folding, auditorium style seats with wood arms and fabric backing and seat.	3	ESL	L	All seats in a total area of 3,800 square feet quantity seats unknown A total of 739 seats						●	●			\$753,432
Performing Arts - Stage																
Floor & Base Finish Materials	Wood paneled stage flooring system, with vented wood base.	Repaint floors complete.	2	END	L	1900 square feet strp-prep-repaint-seal @ \$6 = \$11,400+ MU's						●	●			\$33,213
Ceiling Finish Materials	Painted plaster ceilings in poor / failing condition.	Recommend removing all peeling paint complete and then patch, sand, paint all ceilings and trim above the stage.	1	OB	L	1900 square feet patch-prep-repaint @ \$3 = \$5,700 + MU's						●	●			\$16,607
Performing Arts - Music Rooms																
Floor & Base Finish Materials	A mix of broadloom carpet and VCT all with resilient rubber wall base. Flooring in varying condition and age.	Replace VCT with quartz floor tile or an equivalent non-wax finish floor.	2	ESL	L	800 square feet @ \$5.75 demo-replace-new base = \$4,600+ MU's						●	●			\$13,403
Floor & Base Finish Materials		Recommend replacing broadloom carpet with carpet tile.	3	ESL	L	1900 square feet @ \$6 demo-replace-new base = \$11,400+ MU's						●	●			\$33,213
Casework	A variety of wood, metal, and plastic laminate casework. All in varying condition.	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	3	ESL	L	(2) 36" tall cabinets \$750 = \$1,500; 40 linear feet of adjustable wall shelves on shelving standards \$20 lf = \$800; (8) 48" double door tall storage cabinets \$750 = \$6,000; = = = TOTALS \$8,300 + MU's						●	●			\$24,184
Library / Media Center																

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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			SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Floor & Base Finish Materials		Recommend replacing VCT tile in storage room with quartz floor tile or an equivalent non-wax finish floor.	2	END	L	5100 square feet @ \$5.75 demo-replace-new base = \$29,325 + MU's						●	●			\$85,423
Workroom / Staff Areas	Library has work room of similar finish and condition of main library space	Similar recommendations of finishes as stated above	3	ESL	L	A total of 300 square feet of floor and ceiling finishes @ \$12 sf combo floor & ceiling = \$3,600 + MU's						●	●			\$10,490
Gymnasium																
Floor & Base Finish Materials	Transparent finish wood floor in good condition - Wood base (not vented) base is in poor condition. Areas of recessed walk-off mat in good condition	Remove wood base complete and replace with resilient vented cove base.	1	END	L	A total of 480 square feet of wood base replaced w/vented vinyl base \$9 sf combo floor & ceiling = \$4,320 + MU's						●	●			\$12,590
Wall Finish Materials	Painted CMU block with isolated areas of damage	Recommend patching damaged areas of CMU and replacing with CMU block / paint to match existing.	2	ESL	L	A total of 100 square feet of patch-repair-replace existing cmu and other finishes interior @ \$20 sf = \$2,000 + MU's						●	●			\$5,826
Locker Rooms																
Floor & Base Finish Materials	Ceramic wall tile in varying age and condition. Ceramic wall base in poor condition.	Remove all wall base and replace with ceramic wall base complete.	2	END	L	All walls in a 4,600 square foot, single level, area; allowance \$10,000 demo-replace + MU's						●	●			\$29,129
Floor & Base Finish Materials		Repair, patch, sand, and paint areas of damaged CMU block spread out around the locker room area.	2	ESL	L	Total of 600 square feet \$2 filler coat						●	●			\$3,503
Ceiling Finish Materials	2x4 ACT ceiling in fair condition. Several areas of broken tile and ceiling grid	Recommend replacing 2x4 ACT ceiling with resilient painted gyp ceiling	2	ESL	L	4,600 sf \$4.50 = \$20,700 + MU's						●	●			\$60,301
Lockers (Material, Vented, ADA)	A variety of single tier and double tier painted metal lockers with extruded metal mesh doors. Lockers are rusting, dented, and several doors have been broken and replaced with plywood doors. All lockers are in poor condition.	Recommend removing and replacing all lockers complete. Replace with single tier and double tier, vented metal lockers with sloped tops.	1	2	L	scope unclear Forthcoming										\$0
Level of Privacy	Low level of privacy. Gang configuration of both showers. Mens room has no private shower stalls, womens gang shower has been renovated with private CMU shower stalls with curtains and modified shower pedestals with partitions and curtains.	Recommend renovating gang shower areas to provide private shower stalls w/ private changing areas.	0	OB	L	<u>Mens Shower:</u> Interior renovation of 300 square feet to provide private shower stalls and changing stalls, \$125 sf = \$37,500; <u>Womens Shower:</u> interior renovation of 400 square feet to provide private shower stalls and changing stalls, \$125 sf = \$50,000 = = TOTALS \$87,500 + MU's										\$254,886

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
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2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Level of Privacy	No privacy in changing areas.	Recommend providing private changing areas in the locker rooms. Remove 8 lockers from each locker room and provide plastic partition stalls with doors for private changing areas.	0	OB	L	Provide the following in each of the two locker rooms: (1) 36"x36" phenolic partition stall with door \$1,150; (1) 60"x60" phenolic partition stall with door \$1,500; \$2,650 per room x 2 = TOTALS \$5,300 + MU's										\$15,445
Locker Area Toilet Rooms																
Toilet Partitions	A mix of plastic laminate phenolic panels and enamel painted metal stalls. Phenolic panels are in good condition, metal panels are in fair condition with a few dents and scratches.	Recommend replacing stalls with new toilet compartments (phenolic) during the gang shower and gang changing area renovations to match finishes throughout the locker rooms.	3	ESL	L	(1) 36"x60" toilet stall - phenolic \$1,150; (2) 60"x60" ADA compliant toilet stalls - phenolic \$1,650 x 2 = \$3,300; TOTALS \$4,450 + MU's						●	●			\$12,968
Cafeteria																
Floor & Base Finish Materials	VCT with resilient rubber wall base. VCT tile has signs of multiple patch jobs and does not have a consistent finish.	Recommend replacing VCT floor with new VCT floor to provide a uniform floor finish and resolve areas of failed tile.	2	ESL	L	5,600 sf @ \$5 w/demo-floor-new base = \$28,000 + MU's						●	●			\$72,823
Ceiling Finish Materials	2x2 ACT ceiling tile in poor fair condition	Recommend replacing 2x2 ACT ceiling with new 2x2 ACT ceiling complete	2	ESL	L	5,600 sf @ \$6 w/demo-new ceiling = \$33,600 + MU's						●	●			\$97,878
Kitchen and Servery																
General	(See Food Service Below) Budget for Upgrades / Renovations		-	-	L	Budget						●	●			\$967,750
Floor & Base Finish Materials	A mix of VCT with resilient wall base, quarry tile floor with quarry tile wall base, and raw concrete floor with no wall base. All floors are in fair condition, grout lines on quarry tile are dirty and stained.	Recommend regrouting floor tiles and wall base as part of standard maintenance practice.	3	ESL	L	2000 sf @ \$1.50 sf = \$3,000 + MU's						●	●			\$8,739
Floor & Base Finish Materials		Recommend replacing VCT floor with new VCT floor to provide a uniform floor finish and resolve areas of failed tile.	3	ESL	L	350 sf @ \$5.25 =\$1,840 + MU's						●	●			\$5,361
Ceiling Finish Materials	2x4 ACT ceiling in good condition	Recommend replacing ceiling as part of standard maintenance practice	3	ESL	L	2350 sf @ \$4.50 w/demo-new ceiling = \$10,575 + MU's						●	●			\$30,803
Teacher Workroom and Staff Areas																
Floor & Base Finish Materials	A mix of VCT, broadloom carpet, carpet tile, and painted wood floor. Wall base is a mix of painted wood base or resilient rubber wall base. Broadloom carpet and VCT are in fair condition, wood base is in fair condition.	Replace VCT with quartz floor tile or an equivalent non-wax finish floor.	2	ESL	L	1000 sf @ \$5.75 sf w/demo-new ceiling = \$5,750 + MU's						●	●			\$16,752
Floor & Base Finish Materials		Recommend replacing broadloom carpet with carpet tile.	2	ESL	L	1300 sf @ \$6 sf w/demo-new flooring-base = \$7,800 + MU's						●	●			\$0
Floor & Base Finish Materials		Recommend removing wood floors complete and replacing with a solid / level substrate with a finish of quartz floor tile or an equivalent non-wax finish floor.	2	ESL	L	550 sf @ \$15 sf w/demo-new sub-floor-floor-base = \$8,250 + MU's						●	●			\$22,723

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Casework	A variety of wood, metal, and plastic laminate casework. All in varying condition.	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	3	ESL	L	Provide the following in (8) staff rooms): (1) 48"x36" open book shelf \$450 per room; (1) 48" tall open book shelf \$600 per room; (1) 36" tall cabinet \$750 per room; (2) 48" double door base cab w/ drawers \$275 If x8 = \$2,200 per room; (1) 96"x24" counter at ADA height \$90 w/demo = \$720 per room; (4) 24" wall cabinets 8 If \$125 =\$1,000 per room; TOTALS \$5,720 per room x 8 =\$45,760 + MU's						●	●			\$133,298
Nurse and Health																
Floor & Base Finish Materials	Broadloom carpet with resilient rubber wall base. Carpet is in fair condition and showing heavy signs of wear and tear.	Recommend replacing broadloom carpet with carpet tile.	2	ESL	L	1400 sf @ \$6 sf w/demo-new flooring-base = \$8,400 + MU's						●	●			\$24,474
Ceiling Finish Materials	2x2 ACT ceiling tile in poor fair condition	Recommend replacing 2x2 ACT ceiling with new 2x2 ACT ceiling complete	2	ESL	L	1400 sf @ \$6 sf w/demo-new ceiling = \$8,400 + MU's						●	●			\$24,474
Staff Toilets																
Floor & Base Finish Materials	VCT with painted wood base.	Replace VCT in some classrooms with quartz floor tile or an equivalent non-wax finish	2	ESL	L	800 sf @ \$5.75 sf w/demo-new ceiling = \$4,600 + MU's						●	●			\$13,403
Mechanical and Service Spaces																
Floor & Base Finish Materials	A mix of VCT and painted exposed concrete, all with resilient rubber wall base. VCT is in good condition, painted concrete floor is in poor condition.	Recommend removing all paint from concrete floor, infilling areas of damaged or cracked floor with cementitious self leveler, and providing a floor finish of quartz tile or an equivalent non-waxable finish floor.	2	END	L	1700 sf @ \$13 sf w/repairs-new flooring= \$22,100 + MU's						●	●			\$64,375
															Total Years 11 - 15	\$10,718,267

LEGEND		
<u>Condition Level</u> 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	<u>Life Cycle (Age Factor)</u> N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	<u>Action Priority</u> I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	

Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations																
BUILDING EXTERIOR																
Exterior Wall Cladding																
General	Budget for general masonry restoration		-	-	L	Budget						●	●			\$866,200
Materials	A mix of brick masonry veneer, pre-cast concrete, and granite. Main façade of the school appears to be in great shape while the rest of the schools is in varying condition and age.	Recommend re-pointing masonry as part of standard maintenance practice.	3	ESL	L	Total of all exterior walls for a four level building with a gross square feet of 173,000, total sf area masonry unclear, suggest mason study to determine actual sf areas needing repointing & other repairs A total of 3,000 square feet of masonry to be repointed.						●	●			\$73,335
Materials		Clean and repoint masonry in specific areas ahead of standard maintenance routine. These areas show heavy signs of dirt / stain build up and deteriorating grout. Specifically the upper half (above the first metal banding) of the masonry chimney stack and the brick veneer directly perpendicular to the chimney. As well as a few isolated areas outside of the band and chorus rooms.	2	ESL	L	A total of 2,600 square feet @\$2 sf clean + \$8 sf repoint = \$10 sf clean & repoint = \$26,000 + MU's						●	●			\$84,736
Materials		Recommend restoration of precast concrete that remains in good condition as part of standard maintenance practice	3	ESL	L	Total of all exterior walls for a four level building with a gross square feet of 173,000m total sf of affected precast unknown, suggest mason study for repair recommendations A total of 600 square feet of precast to be restored						●	●			\$29,332
Materials		Remove cracked or broken precast concrete and replace with new precast concrete in the same shape to maintained buildings character.	2	ESL	L	A total of 80 linear feet of precast concrete to be replaced. Assume this means window sills, no indication of precast profile given, allow \$50 lf = \$4,000 + MU's It's a variety of precast. Some are window sills and some are ornate building details, such as trim that runs along the perimeter of the building.						●	●			\$13,036

LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Spalling, Staining, Efflorescence	Isolated areas of spalling and efflorescence located on original building (building A) only. Masonry veneer on building B appears to be in good condition.	Remove masonry veneer at areas showing signs of efflorescence to discover the cause of the problem and correct the issue. Remove masonry veneer in area of cracked brick, replace lintel and reflash.	2	ESL	L	A total of 1,000 Square Feet of exterior masonry to be removed (due to efflorescence) back to substrate, reflashed, and replaced with new brick to match existing. \$35 sf demo-new brick + allowance of 100 lf @ \$15 lf brick flashing = \$36,500 + MU's Include the allowance in the price.						●	●			\$118,962
Windows																
Frame Materials	Budget for general window replacements		2	END	L	Budget						●	●			\$1,624,125
Frame Materials	A mix of painted aluminum windows, aluminum storefront systems, and wood framed exterior windows. Aluminum framed windows are in good condition. Wood framed windows are in poor / failing condition.	Replace wood framed windows complete with thermally broken aluminum framed windows of the same size and operation.	2	END	L	(4) 36"x36" thermally broken aluminum framed windows (20) 36"x72" thermally broken aluminum framed windows (3) 48"x48" thermally broken aluminum framed windows; \$80 sf demo-replace-limited reblocking & interior jamb repairs for 444 sf windows =\$35,520 + MU's						●	●			\$115,768
Operable Sash Type and Sash Hardware	A mix of double hung and hopper windows. Its been noted several times that windows do not operate easily as originally designed.	Adjust, maintain, operable windows to allow for easy open/close operation without jamming	2	ESL	L	All operable windows in both buildings complete, quantity windows unclear, cannot be estimated 250 operable windows (double hung) and average of 4'x6' window size						●	●			\$203,698
Storm Windows and Insect Screens	No storm windows. Insect screens only provided to operable windows long the ground floor.	Provide insect screens at all operable windows throughout school	1	OB	L	All operable windows in both buildings complete, quantity & size unclear, cannot be estimated 250 operable windows (double hung) and average of 4'x6' window size						●	●			\$195,545
Window Treatment (Shades or Blinds)	A mix of window blinds and shades in varying finishes, age, and condition.	Recommend replacing all shades with new shades to allow for a continuous	3	ESL	L	all exterior windows complete, sf area for window treatment unclear 300 operable windows (total of both buildings) (double hung) and average of 4'x6' window size						●	●			\$234,654
Exterior Doors (not including Main Entry)																
Materials	A mix of painted metal doors and painted wood doors all in varying age and condition. Wood doors are obsolete.	Replace all wood doors and heavily damaged metal doors with thermally broken painted aluminum frames and painted aluminum doors.	1	OB	L	(4) 36"x84" thermally broken aluminum framed doors. (3) 72"x84" thermally broken aluminum framed doors 10 total leaves \$2,500 ea w/demo						●	●			\$81,477

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Lintels	Steel lintels, isolated areas of corrosion with rust scale build up is visible on steel lintels.	Replace all lintels with galvanized steel lintels. Remove 12 square feet of masonry for lintel replacement. Reflash and replace existing masonry.	2	ESL	L	(2) 7' galvanized steel lintels (4) 4' galvanized steel lintel A total of 50 square feet of existing masonry to be removed and replaced for lintel work. Assume 4 x 4 lintel 6#/lf =200 # lintel @ \$2 material = \$400 + 33 hours mason labor \$45 hr =\$1,485 + 50 sf brick \$25 demo-replace = \$750 = = TOTALS \$2,635 + MU's						●	●			\$8,586
Fascia, Trim, Soffits & Overhangs																
Materials	Painted cementitious soffit material is showing signs of water damage and paint failure.	Remove and repair all loose material. Repaint all soffits.	2	ESL	L	A total of 2,100 square feet @ \$7.50 including lose materials = \$15,750 + MU's						●	●			\$51,333
Sealants & Expansion Joints																
Window / Door Perimeter Sealant	Perimeter sealant material unknown. Sealant is failing at most louver and window locations in both buildings	Remove and replace all failing sealant and backrods complete.	1	END	L	3700 lf @ \$3.50 rout & reseal = \$12,950 + MU's						●	●			\$42,206
Building Joint Sealant	Building joint sealant material unknown. Sealant is aging at all conditions	Recommend removing and replacing building joint sealant and backrods complete as part of standard maintenance practice.	2	ESL	L	500 lf @ \$5 rout & reseal & backer rods = \$2,500 + MU's						●	●			\$8,153
Roof Assembly & Flashing																
Material, Type, Color	Original Building (building A): Dark colored asphalt shingles in fair condition. Areas of black EPDM in good condition. Dark colored standing seam metal roof in good condition. Addition Building (building B): Black EPDM in good condition	Recommend replacing asphalt shingle roofs, metal standing seam roof, and EPDM roofs (on both buildings).	3	ESL	L	Asphalt shingles (18,000 SF) @ \$4.50 demo-new ice & water-felt shingles-trims but blocking re-used = \$81,000 + MU's; Metal standing seam (6,000 SF) @ \$12 demo-100% ice & water-standing seam & trims but blocking re-used = \$72,000 + MU's EPDM (46,000 SF) @ \$12 demo-new system & R38 w/trims, but blocking re-used = \$552,000 + MU's Yes, re-use blocking						●	●			\$2,297,650
Roof Edges and Copings	Original Building (building A): EPDM / brick masonry knee walls up to 36" with sheet metal caps. Unsealed laps in good condition Addition Building (building B): Sheet metal. Unsealed laps in good condition	Original Building (building A): Recommend replacing EPDM on knee wall and sheet metal cap when roofing replacement work takes place	3	ESL	L	Entire perimeter of original building (Building A) roof edge. sf or lf knee wall area unclear & lf sheet metal wall cap unclear, cannot be estimated 1,400 linear feet of 30" tall knee wall with sheet metal wall cap.						●	●			\$148,293
Gutters and Downspouts																
Locations and Materials	Open faced,copper downspouts, one located on each end of roof over side entrances. A total of (4) copper downspouts. Downspouts are dented and damaged near bottom	Recommend replacing copper downspouts with new copper downspouts at each side door entrance.	2	ESL	L	(4) 14' copper, open faced downspouts. @ \$35 lf demo-replace = \$1,960 + MU's						●	●			\$6,388
Exterior Stairs and Ladders																

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Locations and Materials	A mix of concrete and granite exterior stairs in varying condition. Stairs have a mix of code compliant and non code compliant railings (some of the railings do not extend beyond the bottom of the stair).	Replacing handrails, or provide missing handrails, to meet required extensions beyond the bottom of the stair.	0	OB	L	A total of 80 linear feet of replaced painted round pipe handrail. Presume this means ground mounted double line pipe rail @ \$85 demo & replace = \$6,800 + MU's Correct						●	●			\$22,164
	Maine entrance is not accessible due to lack of exterior ramp.	Recommend providing a5' wide by 14' long by 14" tall exterior concrete ramp at main entrance. Provide a chair lift inside the main vestibule to allow for access to the main level.	0	OB	L	(1) 60" x 168" x 14" tall concrete ramp. dig-bf-foundations-slab-ground mount hrails-gravel backfill-patfch c.i.p. ramp \$12,000 + MU's (1) chair lift at interior of main vestibule \$25,000 + \$7.500 enclosure & trims = \$32,500 + MU's						●	●			\$145,034
Total Years 16 -20																\$6,370,674

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Year 0 (Fiscal Year 2017) - Immediate Recommendations																
STRUCTURAL																
Foundations / Drainage	A. Stone entry steps have shown evidence of movement.	Reset entry risers	2	ESL	I	All entries except south connector. about 65, 8 foot treads to reset assuming 75 percent reset						●	●			\$25,680
Foundations / Drainage	D. Entry cast stone spalled and effloresced.	Replace cast stone elements and provide appropriate flashing.	2	OB	I	4 stones; see picture						●	●			\$6,020
Foundations / Drainage	E. Elevated pediment at newer south entry constructed of cast stone' stones appear to be separating.	Remove and reset; replace connections.	2	END	I	Say 6' stone x 16 wide, two sides						●	●			\$3,765
Foundations / Drainage	F. Cast stone header/soffit beam at south entry/red brick building spalled with exposed steel reinforcing.	Shore roof and replace cast stone element. Provide appropriate flashing.	1	END	I	6 foot header beam, shore-demo- replace-flash allow \$3,000 + MU's						●	●			\$4,515
Foundations / Drainage	G. Retaining wall at areaway, building north, east side severely displaced and rotated; steel railings failed from corrosion and wall movement.	Replace retaining wall and railings	1	OB	I	Estimated 95 feet by 6 foot tall. w/dig-bf retained side-demo- replace wall=guard rail along wall top, assume dowedled into existing footing to remain = \$27,500 + MU's Increase budget to \$300k						●	●			\$451,500
															Total Year 0	\$491,480

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Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations																	
SITE																	
Building Entrances																	
Connection to accessible route and accessibility	Main entrance is not accessible due to monumental stair case	Provide elevator addition at main entry of the building	-	-	S	Assume: 1. 3-stop passenger elevator 2. 40-ft tall addition, 20'x20' footprint, exterior walls on 3 sides 3. Brick veneer with 150 SF precast decorative panels, 200 SF storefront entrance/windows 4. EPDM roof 5. 400 SF light renovations to provide connection to main corridor at first floor										\$468,996	
Parking																	
General Layout Description	Staff parking in garage. Pedestrian circulation conflict behind the Church with vehicular parking.	Delineate pedestrian walk and parking along alley.			S	Striping: 120lf@\$1										\$224	
Curbing Materials & Wheel Stops	Granite - Good, Concrete - Poor	Repair/replace spalling concrete curb.	2	ESL	S	75lf@\$12.50										\$1,759	
Number of Spaces (Regular & ADA)	No ADA, possibly 2 but signage is unclear - no striping	Paint and stripe ADA parking.	1	END	S	Sign: 2ea @\$125 Striping: 120lf@\$1										\$694	
Vehicular & Pedestrian Circulation																	
Walkway Materials	Brick, Concrete	Make repairs			S	1300 s.f. @\$14										\$34,143	
Curb Cuts & Detectable Warning Strips		Add detectable warning strips			S	2each: 120sf@\$60										\$27,014	
Service Area																	
Loading Dock or Leveler	Concrete Dock, Vehicle Parked in dock area	Make repairs			S	2each @\$125										\$469	
Trash & Recycling Containers (# & Size), Trash Compactor (size)	No external				S	2each @\$100										\$375	
Fencing																	
Locations & Materials	Metal - Poor/damaged	Make repairs			S	300lf@\$30										\$16,884	
Site Drainage																	
Ponding					S	Raise CB grade;2 @\$750										\$2,813	
STRUCTURAL																	
Foundations / Drainage	H. Areaway at connector in poor condition with displaced stone surround.	Replace with new anchored stones or concrete	2	END	S	75 feet reset; see picture										\$14,073	
Roof Construction	1. Two truss stitch rivets noted missing; recommend that bolts be utilized to replace missing rivets. Not part of primary connections and thus likely minimal impact on connection capacities.	Replace two missing rivets with high strength bolts.	2	ESL	S	2 bolt locations \$250 ea drill & bolt = \$500 + MU's										\$941	

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Roof Construction	2. High low roof condition may not meet current code for snow loading.	Investigate if roof was reinforced in prior renovations	3	ESL	S	Budget \$50K for investigative work and engineering and \$400k for structural upgrades						●	●			\$560,925
Exterior Wall Construction	B. Efflorescence noted at exterior walls, particularly at attic. Unclear if moisture drive from exterior is causing or if efflorescence is active.	Monitor condition; consider sealing brick masonry with breathable sealer.	2	ESL	S	Say 1650 lf x 80 feet tall x 70% sealing = 92,400 sf						●	●			\$173,345
BUILDING INTERIOR																
General Notes																
Stair Railings	Short stair runs throughout building typically lack proper ADA hand/guardrails.	Remove existing hand/guardrails. Install new ADA compliant rails.	0	OB	S	Approx. 50 LF/floor, or 250 LF total new ADA compliant hand/guardrails.; If single line pile rail vs lf floor mount guard rail unclear .. Assume 50% each = 125 lf wall rail \$35 w/demo + 125 lf floor mount guard rail \$150 w/demo & 4" spacers = \$23,125 + MU's OK - 50% each.			●	●						\$43,384
Corridors																
Lockers	Painted metal double-tier lockers. Lockers are typically dented, scratched, and nearing the end of their expected service life.	Replace all lockers with ADA compliant double tier plastic lockers.	2	END	S	Remove and replace existing metal lockers with approx. 700 ADA compliant double tier plastic lockers. 1,400 openings @ \$135 demo-replace = \$189,000 + MU's				●						\$354,561
Drinking Fountains	Provided at each level. Typically provided in niche. Fountain on basement level is not located in alcove, and does not have cane detection device.	Verify bottom if leading edge of fountain is exactly 27" A.F.F. If higher, provide painted round metal cane detection devices to either side of the drinking fountain to meet ADA requirements	0-3	OB-ESL	S	(2) painted round metal cane detection devices. \$250 ea = \$500 + MU's				●						\$941
Interior Signage																
Materials	Plastic signage.	Provide consistent code compliant signage throughout the entire building. Basement level is lacking ADA compliant interior signage.	0	OB	S	Provide plastic ADA compliant room signage for 45 spaces. \$75 ea = \$3,375 + MU's			●	●						\$6,332
Family & Consumer Science (Home Ec.)																
Casework	Plastic laminate casework. Typically showing wear and tear. Scuff marks, dents, and delamination. Counter mounted sinks not at ADA height and no knee clearance.	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves. Casework to all meet ADA requirements.	0	OB	S	(2) plastic laminate 96"x48" peninsula type counter with (4) 24" base cabinets and drawer above (mirrored casework layout on each side) \$425 lf 16 lf = \$6,800.; (4) 36" ADA sink apron \$300 ea = \$1,200; (4) 24" Base cabinet with drawer 8 lf \$275 =\$2,200; (20) 24" base cabinets 40 lf \$275 =\$11,000; (20) 24" wall cabinets 40 lf \$125 = \$5,000; = = = TOTALS \$26,200 + MU's				●		●	●	●		\$49,156

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Stairs	Auxiliary room with washer and dryer is not accessible due to stairs. Accessible hand/guardrails not provided.	Move washer and dryer to accessible space. Install hand/guardrails.	0	OB	S	Move (1) washer and (1) dryer. \$1,000 w/new vent & hookup; Install 12 LF hand/guard rails. Assume 6' single line pipe wall rail \$25 & 6' ground mount guard rail \$75 = \$600; = = TOTALS \$1,600 + MU's Assume 12 LF single line pipe wall rail.				●						\$2,555
Technology Classroom																
Sinks (ADA compliance)	No sink. However non-ADA water fountain is provided	Remove existing water fountain, replace with ADA compliant water fountain.	0	OB	S	Remove existing non accessible drinking fountain. Provide 1 new hi/low drinking fountain with water bottle filler. Install within wall alcove. \$1,550 re-use rough + MU's				●						\$2,911
Performing Arts - Auditorium																
Seating Area Layout (flat, sloped, aisles)	Raised, stepped seating. 15 rows, approx. 480 seats. Handrails along stepped aisles do not have proper extensions at the top and bottom.	Refinish concrete flooring below stepped seating sections, paint all. See above. Remove and replace existing handrails with ADA compliant handrails.	0	OB	S	Remove and replace approx. 100 LF existing handrails with equal length of ADA compliant handrails. Single line wall pipe rail assumed \$35 demo-replace = \$3,500 + MU's Amend estimate: handrails do appear to be compliant. Instead, refinish and repaint approx. 100 LF existing handrails. Existing railing configuration is a top rail, and parallel midrail 1' below. Consider vertical post to top rail terminating at the ground every 5 LF.				●		●	●			\$5,628
Library / Media Center																
Sinks (ADA compliance)	Non-ADA sink provided in staff area.	Remove non-ADA sink and existing casework.	0	OB	S	Provide 36" long x 24" wide base cab w/plam top & resilient edge banding 3 If \$275 = \$825. Provide 36" sink countertop 3 If \$90 = \$270 w/ADA accessible sink \$1,550 re-use rough. (2) 36" wide wall cabinets with adjustable shelves and lockable doors 6 If \$275 =\$1,650; = = = TOTALS \$4,295 + MU's				●						\$8,059
Door Hardware	Aluminum lever handles, panic push bars. Compliant at main entry. Doors to back staff areas have non-compliant door knobs.	Replace 5 non-compliant door knob sets	0	OB	S	Provide 5 new compliant aluminum lever type hardware sets. \$500 ea = \$2,500 + MU's				●						\$4,693

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			SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Door Widths and Clearances	Threshold at main entry doors to library is too high. Remove threshold and replace with thinner metal transition threshold. Door heights into staff rooms are too short. Replace with proper 7' tall doors with wholesale school door replacement.	Remove threshold and replace with thinner metal transition threshold.	-	-	S	Provide 6' long metal threshold at library double doors. \$150 + MU's				●						\$287
Weight Room / Fitness Room																
Door Hardware	Doors have compliant aluminum lever-type handles, as well as non compliant door knob.	Replace 1 non-compliant door knob set.	0	OB	S	Provide 1 new compliant aluminum lever type hardware set. \$500 + MU's				●						\$941
Locker Rooms																
Lockers (Material, Vented, ADA)	Painted metal lockers. A mix of types, including double tier and 6 tier. Typically vented. Lockers are not ADA compliant. Lockers are damaged and dented.	Remove all existing lockers, replace with new.	0	OB	S	Provide approx. 150 new plastic lockers, mix of double and 6 tier, vented, and 8 of which must be ADA accessible. Need # of double tier openings & # of 6 tier openings Assume 50% of each				●						\$101,303
Shower Configuration (Gang, Stalls)	Girls LR has separate shower stalls. Privacy curtains are missing. No ADA accessible stall. Boy's LR has gang shower configuration.	Girl's LR - provide 9 privacy shower curtains. Provide ADA compliant seat in larger shower stall for compliance. Boy's LR - Provide temporary painted enamel partitions for privacy. Provide curtain rod and privacy curtains with these partitions.	0	OB	S	Girl's LR - Provide (9) stall privacy curtains \$100 set = \$900. Provide (1) ADA shower stall seat \$450. Boy's LR - Provide (12) baked enamel privacy screens between existing shower fixtures \$500 ea = \$6,000. Provide 80 LF steel curtain rod, (12) stall privacy curtains. \$100 set = \$1,200 = = TOTALS \$58,550 + MU's				●						\$16,042
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Both LR's lack accessible shower stall.	Girls' LR - Provide ADA accessible shower seat (see above). Boy's LR - Will require reconfiguration of gang shower space.	0	OB	S	Complete renovation of approx. 500 SF gang shower area. \$200 sf = \$100,000 + MU's				●						\$187,598
Door Hardware	Compliant aluminum lever-type pull handles, panic hardware, and non-compliant door knobs.	Replace 2 non-compliant door knob sets.	0	OB	S	Provide 2 new compliant aluminum lever type hardware sets. \$500 ea = \$1,000 + MU's				●						\$1,876
Teacher Workroom and Staff Areas																
Sinks (ADA compliance)	Non-ADA sink provided.	Remove existing sink, replace with new counter and ADA compliant sink.	0	OB	S	Remove existing. Install new 36" long, 24" deep plastic laminate counter with resilient edge banding \$90 lf w/demo = \$270, and counter mounted ADA compliant stainless steel sink \$1,550 re-use rough = = TOTALS \$1,810 + MU's.				●						\$3,397
Nurse and Health																

LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Other	(1) in-suite single use toilet room, non-ADA compliant	Gut renovation of toilet room to be ADA compliant, including all finishes, toilet, lavatory and accessories	1	OB	S	75 SF \$5,000 walls remain + MU's				●						\$9,380
Atrium																
Water Fountain	Recessed water fountains provided in atrium outside of gym. Fountains are dated, leaking, and not ADA accessible.	Remove existing water fountains, replace with ADA compliant water fountains.	0	OB	S	Remove existing non accessible drinking fountain. Provide 1 new hi/low drinking fountain with water bottle filler. Install (2) cane detection devices on sides of new water fountain. \$1,500 re-use rough + \$500 detectors = \$2,000 + MU's				●						\$3,752
Loading Dock																
Ramp	Ramp lacks ADA railing extensions.	Provide proper handrails and guardrails at loading dock ramp.	0	OB	S	Remove existing hand/guard rails. Provide approx. 45 LF new, compliant painted steel guardrails/handrails. Wall single line rail vs ground mount double line rail unclear Provide 50 LF ground mount handrail and guardrail. Provide 25 LF single line wall mount rail.				●						\$8,208
Classroom G01																
Accessibility	Stairs lead to classroom G01, making classroom inaccessible.	Provide stair lift to classroom G01.	0	OB	S	Provide 1 stair lift up stairs, 6 risers (approx. 46") \$35,000 + MU's				●						\$65,659
ELECTRICAL																
Life Safety																
Fire Alarm	Fire alarm control panel is a recently installed addressable Silent Knight model 5820XL. Occupant notification and sprinkler system monitoring have been updated, but old initiating devices and zone wiring remain. Each old zone is monitored as an addressable point. Many old notification appliance backboxes are open.	Provide blank covers for old notification appliance backboxes. Update initiating devices and wiring to fully addressable as part of any major facility renovations.	2	ESL	S	Carry 35% of complete fire alarm system for 250,580 sf		●	●							\$205,673
Emergency Lighting	Emergency battery units with integral and remote incandescent heads. LED illuminated exit signs with integral battery backup. There is no emergency light at the exterior of building exits.	Replace older units as they fail. Provide outdoor emergency lighting at building exits.	2	END	S	Carry (10) outdoor units and (100) indoor units		●	●							\$84,419
SECURITY																

LEGEND		
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			SEE LEGEND			EVALUATION CRITERIA										* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Secure Entry Vestibule	Secured entry with buzz-in entry system at second set of doors. Secured vestibule does not enter directly into admin area, allowing visitors to have access to student areas before checking in.	Recommend providing additional HM storefront system with double doors separating lobby from student corridor. Provide secure entry system to either side of student corridor.	0	OB	S	Provide new 15' wide x 15' tall HM interior storefront system with set of secure double entry doors. 185 HM glazed sidelite-transom \$65 =\$12,025; doors \$3,000 ea wired for security = \$6,000 = = = TOTALS \$18,025 + MU's	●									\$33,818
Security Camera System	Network cameras at entrances.	Provide interior security cameras	3	ESL	S	Assume 32 cameras	●									\$36,024
Intrusion Alarm System	2011 vintage bosch with wireless motion detectors. System is integrated with district-wide network.	System will need to be replaced within 15 years	3	ESL	S	Carry full system replacement for250580 sf	●									\$343,171
Total Years 1 - 5																\$2,882,423

LEGEND		
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Category	Description and General Comments	Recommended Action	See Legend			Quantity Info	Evaluation Criteria										* Opinion of Probable Cost
			Cond. Level	Life Cycle	Action Priority		Security	Health & Safety	Code Compliance	ADA/ Accessibility	Sustain - Ability	Extending Bldg. Life	Operation & Maintenance	Impact on Learn. Env.	Aesthetics & Appearance		
Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations																	
Building Interior																	
General Notes																	
Interior Doors	Typically, interior wood doors and frames throughout school are showing considerable wear and tear and are dated.	Replace all interior doors within the next 10 years.	2	END	L	Replace existing single doors with 425 new wood veneer doors, HM frames. Replace existing double doors with 85 new wood veneer doors, HM frames. \$1,550 w/demo per leaf = 595 ea = \$922,250 + MU's							●	●		\$2,155,548	
Plumbing																	
Hot Water System	(2) HTP 119 gal super store, indirect via boiler water, 2011 mfg.	Service life 15 years. Replace in 10 years	3	ESL	L	(2) indirect 119 gall							●	●		\$23,295	
Sanitary Waste and Vent System	cast iron and PVC	Inspect cast iron for leaks-failures. Replace CI sanitary over 30 years old-end of service life	2	END	L	Estimated 60K sf @ \$/SF							●	●		\$978,390	
Storm Drain System	cast iron and PVC	Inspect cast iron for leaks-failures. Replace CI sanitary over 30 years old-end of service life	2	END	L	Estimated 60K sf @ \$/SF							●	●		\$388,250	
Drinking Fountains / Water Coolers	ADA cooler with bottle fill -- some older fountains (one by ticket botth)	Complete updating fixtures	2	END	L	Figure (3) coolers							●	●		\$18,636	
Mechanical																	
Heating Plant	(4) Hydrotherm KN-30 condensing gas boilers, 3,000MBH output, 2011 est. mfg. HX for glycol HW was rebuilt in 2013.	Expected seervice life of 25 years. Replace in 20 years.	3	ESL	L	(4) Boilers + MU's							●	●		\$310,600	
Air Conditioning (Yes/No/Limited)	Limited, SnyderGeneral roof top HVAC-1 & 2 units with DX R22, serves auditorium and library (?confirm), est. 1989 mfg. _ ton ?	Units are beyond the useful service life of 20 years. Showing rust and age. Replace with new high efficiency units.	2	END	L	RTUS AC + MU's							●	●		\$155,300	
Air Handling Unit Systems	Rooftop H&V units, McQuay 8 (?) units, est.mfg 1989	Units are beyond the useful service life of 25 years. Showing rust and age. Replace with new high efficiency units. HW coils are thin and failing in these units--replace units to upgrade in lieu of coil change.	2	END	L	Replace rooftop H & V units + MU's							●	●		\$582,375	
Air Handling Unit Systems	Indoor H&V units, est. mfg1989	Units are beyond the useful service life of 25 years.	2	END	L	Replace H & V units + MU's							●	●		\$434,840	
Pumps	Hydronic pumps P-1 thru P-8 main building loop pumps mfg. 1989-90. Glycol heating loop and water heating loop.	Replace with high efficiency VFD pumps. (2) lead/lag for glycol and (2) for water.	2	END	L	Replace pumps +MU's							●	●		\$93,180	
Terminal Unit Systems	Mostly VAV with heating coils, est. 1989 mfg.	Beyond useful service life (15-18 years), replace especially where potential heating coil errosion.	2	END	L	Reeplace VAV units +MU's							●	●		\$194,125	
Terminal Unit Systems	Fintube in areas, hallways, CUHs in vestibules	End of service life	2	END	L	Replace Heating Terminals +MU's							●	●		\$232,950	

LEGEND		
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			SEE LEGEND			EVALUATION CRITERIA											
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	* OPINION OF PROBABLE COST	
Exhaust Systems	Most rooftop Efs appear est. 1989 mfg.	End of service life	2	END	L	Replace EF s in kind						●	●			\$116,475	
Piping System	Mostly 1990s upgraded, some 1970s vintage. Vintage steam piping system has been removed.	Inspect aged piping for leaks or failure. Some sweated copper piping showing corrosion and leaks. Expected service life of 30 years.	3	ESL	L	Replace HW piping systems \$/SF + MU's						●	●			\$6,988,500	
Automatic Temperature Controls	Aged DDC electric (1990s) and newer DDC	Upgrade DDC system-replace all hydraulic actuators with new direct drive. End of service life	I	END	L	Replace with upgraded DDC \$/SF + MU's						●	●			\$1,863,600	
ELECTRICAL																	
Service	Underground primary from overhead utility lines to 1000 kVA utility owned padmount transformer. Underground secondary from padmount transformer to (3) service disconnects located in basement. There is no grounding electrode system connection to the water main.	Connect the grounding electrode system to the metal underground domestic water entrance in accordance with code requirements. Provide bonding for interior metal piping in accordance with code requirements.	2	ESL	L	Carry \$3,000 + MU's						●	●			\$7,012	
Wiring	Building wire in conduit. The service entrance conduits enter the building in what was once an interior transformer vault and are routed through the building approximately 20 feet to the service disconnects. NEC requires the service disconnects to be located "nearest the point of entrance of the service conductors".	The service entrance conductors will reach the end of their anticipated useful lives within 15 years. We recommend replacing the service entrance conductors when the service equipment is replaced.	3	END	L	Carry \$35,000 + MU's						●	●			\$81,804	
Equipment	Service disconnect #1 is an early 1970's vintage GE circuit breaker that has exceeded its anticipated useful life. Service disconnects #2 and #3 are 1990 vintage Westinghouse fusible switches that are near the end of their anticipated useful lives.	Perform an infrared scan to assess the condition of equipment contacts and terminations. When the equipment is replaced, the new equipment should be located nearest the point of entry of the service conductors	2	END	L	Carry complete replacement of equipment: \$73,500 + MU's						●	●			\$171,789	
Distribution System																	
Panels	Paneboards are a mix of early 1970's vintage GE panelboards and 1990 vintage Westinghouse panelboards. The 1970's equipment has exceeded its anticipated useful life.	All panels will reach the end or their anticipated useful lives within 5 years	2	END	L	Carry complete power distribuion system replacement for 250,580 sf						●	●			\$1,194,257	
Wiring	Building wire in conduit.	Replace wiring in conjunction with panelboard updates. All power distribution wiring will reach the end of its anticipated useful life within 20 years.	2	END	L	Carry complete system replacement for 250,580 sf						●	●			\$1,063,805	
Branch Circuits	Mixture of building wire in conduit and surface metal raceway, and MC cable. Extension cords are in use in some areas due to a lack of appropriately located receptacles.	Add receptacles and branch circuits to eliminate the need for extension cords. This work should be done in conjunction with power distribution updates.	2	END	L	Carry Devices and branch circuit wiring installation for 15% of 250,580 sf						●	●			\$198,784	
Site Lighting (type & material)	Pedestrian-scale pole lights. Fixtures do not have full-cutoff optics.	Update site lighting to LED with full-cutoff optics.	2	END	L	Carry replacement of (2) 12' high pole lights						●	●			\$14,024	
Exterior Building Lighting	Mixture LED wall packs and HID wall packs.	Replace HID units with LED as they fail All fixtures will reach the end of their anticipated useful lives within 20 years.	2	END	L	Carry (11) LED wall packs						●	●			\$15,375	
Interior Lighting																	
Classrooms	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	END	L							●	●			\$3,952,385	
Offices	Main office has compact fluorescent downlights and wall sconces. Illumination is lower than IES recommendations, measured at approximately 7 footcandles average during our visit.	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	ESL	L							●	●				

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	* OPINION OF PROBABLE COST	
Corridors	Various fluorescent fixtures utilizing T8 lamps, Schoolhouse style pendant fixtures that appear to be fitted with medium-base LED lamps are used in some areas.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L	Carry complete interior lighting replacement for 241,580 sf						●	●				
Toilets	Fluorescent fixtures utilizing T8 lamps	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●				
Mech/Storage	fluorescent strips with T8 lamps	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●				
Assembly	Auditorium house lighting is mix of Metal halide and incandescent recessed downlights. Stage work lights are incandescent. Common area auditorium lighting is controlled only by circuit breakers. Theatrical dimming racks are obsolete.	Update lighting and controls throughout auditorium area	2	OB	L							●	●				
Gym	T8 fluorescent high bays Illumination is lower than IES recommendations, measured at approximately 20 footcandles average during our visit.	Update lighting to LED and provide illumination levels per IES recommendations.	2	ESL	L	Carry complete interior lighting replacement for 9,000 sf						●	●			\$147,248	
Data System (& Service)	Category 6 2012 vintage cable plant. Some equipment and terminations are housed in open racks in spaces shared with other program uses such as storage.	Provide enclosed cabinets to house infrastructure in shared-use areas.	2	ESL	L	Carry \$35,000 + MU's						●	●			\$81,804	

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	* OPINION OF PROBABLE COST		
Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations																		
BUILDING INTERIOR																		
General Notes																		
Corridor Floor & Base Finish Materials	Terrazzo floor and base. Floor showing extensive cracking and chipping.	Recommend installing quartz tile over terrazzo.	2	END	L	Approx. 35,000 SF (corridor) terrazzo. \$4.50 prep-new quartz & base ≈\$157,500 + MU's Approx. 5,800 SF (corridor) VCT, no work indicated Replace approx. 5,800 SF (corridor) VCT with new quartz tile and rubber base.						●	●			\$577,050		
Classroom Ceilings	Typically 2x4 ACT tile. Ceilings generally showing considerable wear and tear. Missing and chipping tiles, discolored tiles.	Remove 110,000 SF 2x4 ACT ceiling tile, replace with new within the next 10 years	2	END	L	Remove 110,000 SF 2x4 ACT ceiling tile, replace with new 2x4 ACT ceiling tile. \$4.50 demo-replace ≈\$495,000 + MU's						●	●			\$1,441,899		
Classroom Floor & Base Finish Materials	Approx. 75% VCT, other 25% is carpet. Typically, flooring materials are in fair shape. However flooring is beginning to show some wear and tear.	Replace all classroom flooring materials within the next 15 years.	3	ESL	L	Approx. 110,000 SF VCT and carpet removal, replacement with equivalent SF of quartz tile. \$5.25 demo-prep-floor = \$577,500 + MU's						●	●			\$1,682,220		
Base Finish Materials	Rubber base is typically showing considerable wear and tear.	Replace rubber base in the next 5 years.	2	END	L	Approx. 110,000 GSF of classroom space to replace existing rubber base with new, \$0.50 per sf floor area = \$55,000 + MU's						●	●			\$160,211		
Wall Finish Materials	Typically painted plaster or GWB. Typically plaster is chipping, crumbling. GWB is dented and scuffed.	Patch and repaint all classroom walls.	2	END	L	Approx. 110,000 GSF classroom wall patching and repainting. \$2 sf floor area = \$220,000 + MU's						●	●			\$640,844		
Visual Display Surfaces	Tackboards, whiteboards, chalkboards.	Tackboards and whiteboards in fair condition. Chalkboards are obsolete and should be removed and replaced with whiteboards.	0	OB	L	Remove approx. 20 LF 5' tall chalkboard in 90 classrooms, replace with equal LF of whiteboard. 9000 sf \$30 demo-replace = \$270,000 + MU's						●	●			\$786,490		
Window Sills	Wood window sills. Showing considerable wear and tear, denting, and discoloration.	Refinish all wood window sills.	2	END	L	Refinish approx. 3,000 lf 10" wide wood window sills. \$5 lf = \$15,000 + MU's						●	●			\$43,694		
Main Entrance																		
Floor & Base Finish Materials	Terrazzo floor and base. Generally in fair condition.	Recommend repairing minor chips, cracks.	2	ESL	L	Repair approx. 5 LF cracking terrazzo. \$35 sf = \$175 + MU's						●	●			\$513		

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Entrance Mats	Loose floor mats.	To preserve interior finishes it is our recommendation to replace with more robust walk-off carpet sequence at the main entrance. Provide an area of aggressive grade walk-off material at the exterior of the vestibule. Provide a mild grade walk-off mat product as finish floor in the vestibule. Provide an area of low grade walk-off carpet in the main lobby.	2	END	L	100 Square Feet of aggressive grade walk-off mat. \$17.50 sf 100 Square Feet of mild grade walk-off mat. \$15 sf 300 Square feet of low grade walk-off mat. \$10 sf = = = TOTALS\$6,250 + MU's						●	●			\$18,213
Corridors																
Wall Finish Materials	Basement Level - Painted brick, CMU. Paint is typically peeling in significant chunks. Ground - Painted GWB/plaster, brick. First, Second, Third - Painted plaster	Repaint all corridor masonry walls in basement. Remaining walls, recommend patching and re-painting as part of standard maintenance practice.	2	END	L	Approx. 6,800 SF masonry wall repainting. \$2 sf prep-filler coat = \$13,600 + MU's						●	●			\$39,620
Ceiling Finish Materials	All levels - Painted GWB. Isolated areas where mold is visible on the basement level only. On the third floor, paint is peeling away in significant chunks.	Remove mold growth on GWB basement ceilings. Repaint entire 3rd floor ceiling. Remaining ceilings - recommend patching and re-painting as part of standard maintenance practice.	1-2	END	L	Remove approx. 10 SF mold growth on basement ceiling. Patch and repaint approx. 8,100 SF GWB ceiling. \$1.75 prep-repaint ceiling =\$14,175 + \$250 mold = \$14,425 + MU's						●	●			\$42,020
Stairs and Exits																
Floor & Base Finish Materials	Floor landings are typically VCT, showing heavy wear and tear. Treads and intermediate landings are rubber with textured grip surface. This surface is also wearing heavily. Rubber base, heavily scuffed and damaged, peeling from wall. Rubber riser protection is showing heavy scuffing and marks from traffic.	Recommend replacing stair floor finishes within the next 10 years.	2	END	L	Replace approx. 2,800 SF VCT with quartz tile. \$5.25 demo-replace = \$14,700; Approx 5,200 SF new textured rubber stair tread \$25 w/demo = \$130,000; Approx. 4,000 LF new rubber riser protection, 2000 sf \$15 = \$30,000; Approx. 2,000 LF new rubber wall base. \$3 demo-replace = \$6,000; = = = TOTALS \$180,700 + MU's						●	●			\$526,369
Guardrails (height, sphere)	Guardrails compliant at main stairs.	Guardrails need to be refinished, repainted.	2	END	L	Refinish, repaint approx. 500 LF guardrail and handrail. \$10 lf rail =\$5,000 + MU's; scope of single line pipe rail vs ground mount guard rail unclear Consider 50% each - single line pipe rail vs. ground mount guard rail.						●	●			\$29,129
Elevators and Lifts																
Elevator Finish Materials	Painted HM frame and sliding doors, in fair condition. Painted panel wall board, typically scratched and scuffed. Stainless steel control panel. Carpet floor, stained and worn from heavy traffic. Metal wall base is dented and scuffed, and missing in some locations.	Remove and replace floor and base finish materials in both elevators. Refinish and repaint panel wall boards in both elevators.	2	END	L	Remove approx. 80 SF elevator carpet. Replace with rubber tread flooring. Remove 60 LF existing metal base, replace with new. Refinish and repaint 600 SF panel wall board. \$7,500 + MU's						●	●			\$21,852
General Purpose Classrooms																

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

** Note:
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			SEE LEGEND			EVALUATION CRITERIA										
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	* OPINION OF PROBABLE COST
Casework	Wood casework is typically built into wall. Existing casework is typically dented, discolored, and showing heavy wear and tear. Non built-in casework is in a similar condition.	Recommend refinishing existing built-in casework. Also, recommend replacing aging (non built-in) casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L	Provide the following in each room (total of 90 classrooms). Refinish approx. 200 SF wood casework (built-in). \$7.50 sf = \$1,500 per room; Provide: (2) 48" wide tall cabinet units with adjustable shelves and lockable doors. 8 If \$275 w/demo = \$2,200 per room; (4) 36" wide wall cabinets with adjustable shelves and lockable doors. 12 If \$125 w/demo = \$1,500 per room; (4) 36" wide base cabinets with adjustable shelves and lockable doors. 12 If \$275 w/demo = \$3,300 per room = \$8,500 per room x 90 = TOTALS \$765,000 + MU's										\$2,228,390
Science Classrooms																
Lab Benches	Wood lab benches with lab quality black phenolic tops in poor condition. Lab benches sometimes have wood cabinets beneath. These lab benches are in poor condition, showing considerable wear and tear, denting, discoloration, and staining.	Recommend replacing all lab benches in science labs complete. Replace with wood benches with black phenolic tops.	2	ESL	L	total (12) Science Classrooms: (2) double sided lab benches, each 24' long and 48" wide, with 24" base cabinets with 24" single swing door cabinets (with adj shelves) and (4) 24" wide stacked drawers, cont's trough at the center & water-gas service running horiz @ trough w/cont's high shelf above. \$550 If w/epoxy resin top for 48 If per class = \$26,400 per room; (1) 24' long row of base cabinets with 24" single swing door cabinets and (4) 24" wide stacked drawers, 24 If per class \$425 If w/epoxy resin top = \$10,200 per class; 3 sinks (1- ADA), \$1,550 ea re-use rough = \$4,650 per class; Above, 24' long wall-mounted cabinets, 24" wide with adjustable shelves. 24 If \$185 If = \$4,440 per class; (1) 36" wide 96" tall casework shelf with adjustable shelves from bottom to top, \$1,500 ea room = = \$47,190 per room x 12 =\$566,280 + MU's										\$1,649,540

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Fume Hoods	Fume hoods built into casework, provided in each science classroom.	Remove existing casework, replace fumehoods.	2	END	L	Provide the following in each of the (12) Science Classrooms: (1) 72" wide 96" tall casework shelf \$1,500 per room, 24" countertop with built-in fume hood above and double door base cabinet below \$7,500 hood & cabinet per room = \$9,000 per room x 12 = = TOTALS \$108,000 + MU's						●	●	●		\$314,596
Science Prep Rooms																
Casework	Large 14' tall original wood casework, 20' long on each prep room side. Casework has a row of base cabinets, as well as two rows of swinging glass doors with adjustable shelves. Casework also has sliding wood ladders for top shelf access.	Refinish all original casework.	2	ESL	L	Approx. (12) pieces of casework in (6) prep rooms. Allow 500 sf per casework x 12 total pcs = 6,000 sf @ \$5 = \$30,000 + MU's						●	●	●		\$87,388
Art Classrooms																
Casework	Wood casework is typically built into wall. Existing casework is typically dented, discolored, and showing heavy wear and tear. Other casework is a mix of plastic laminate islands and base cabinets, wood tables, and metal shelving units.	Recommend refinishing existing built-in casework. Also, recommend replacing aging (non built-in) casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L	Provide the following in each room (total of 4 classrooms). Refinish approx. 200 SF wood casework (built-in) \$5 = \$1,000 per room; Provide: (4) 48" wide tall cabinet units with adjustable shelves and lockable doors \$750 ea = \$3,000 per room; (8) 36" wide wall cabinets with adjustable shelves and lockable doors 24 lf \$125 = \$3,000 per room; (8) 36" wide base cabinets with adjustable shelves and lockable doors 24 lf \$275 = \$6,600 per room; (4) 22' long base storage counter with 10' of vertical storage slots, and remaining 12' with (2) 36" wide base cabinets 88 lf \$300 = \$26,400 per room; 8 counter mounted ADA sinks \$1,550 re-use rough = \$12,400 per room; = = \$52,400 per room x 4 rooms = \$209,600 + MU's						●	●			\$610,553
Storage Rooms	Four art storage rooms each have existing plywood storage shelves along side and back walls, some with plastic laminate countertops and base cabinets below. Storage shelves and casework typically in poor condition, heavily worn unfinished materials.	Remove existing shelving and casework, recommend replacing with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	END	L	Provide the following in each room (total of 4 storage rooms): Install 30 LF casework, with (10) 36" wide base cabinets with adjustable shelves and lockable doors , plam countertop, \$275 lf and 30 LF open wall cabinets with adjustable shelves \$125 lf = \$12,000 + MU's						●	●			\$34,955
Technology Classroom																

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Floor & Base Finish Materials	Carpet floor, rubber base. Both are in poor condition. Carpet is fraying, worn, and stained. Rubber base is peeling from wall.	Replace carpet and rubber base.	2	END	L	Approx. 415 SF removal of existing carpet, replacement with carpet tile. \$6 sf demo-replace = \$2,490 + MU's						●	●			\$7,258
Casework	Wood laminate base cabinets, topped with plastic laminate countertop. Casework showing wear and tear, denting, discoloration, and deterioration of finishes.	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	END	L	Provide (2) 18 LF of plastic laminate countertop with resilient edge banding. Countertop shall have (4) clear 30"locations for chairs. These clear space should be bookended and alternated by (5) 20" plastic laminate base cabinets with adjustable shelves and lockable doors. 17.70 lf base \$275 + 18.30 lf top \$90 = \$6,515 + MU's						●	●			\$18,987
Performing Arts - Auditorium																
Floor & Base Finish Materials	Carpet, exposed concrete. Area in front of stage shows plywood subfloor, with carpet currently being installed over top. Existing carpet on stair aisles between seating sections, typically showing some staining and wear and tear.	Continue carpet installation. Remove existing carpet installed on aisles between seating sections and at balcony seating, replace with new. Refinish concrete flooring below stepped seating sections, paint all.	2	END	L	Remove approx. 2,000 SF existing carpet in aisle and balcony seating, replace with equivalent SF new carpet. \$7.50 sf cut up area demo-replace = \$15,000 + refinish approx. 3,500 SF concrete, paint \$2 sf = \$7,000 = = TOTALS \$22,000 + MU's						●	●			\$64,084
Wall Finish Materials	Painted plaster. Wood trim accent pieces all around. Paint on plaster walls is peeling in large sections.	Refinish, repaint all painted plaster walls.	2	END	L	Approx. 15,000 SF plaster patching and repainting. \$3 patch & repaint = \$45,000 + MU's						●	●			\$131,082
Ceiling Finish Materials	Painted plaster. Paint on plaster walls is peeling in large sections.	Refinish, repaint all painted plaster ceilings.	2	END	L	Approx. 8,000 SF plaster patching and repainting. \$3 patch 7 repaint = \$24,000 + MU's						●	●			\$69,910
Seating Type	Fixed seating, with folding seat. Seats have wood arms with fabric backing/seating. All seating is dated but functional. Areas of staining on fabric.	Replace seating within 20 years.	3	ESL	L	Remove, replace approx. 480 fixed auditorium seating, replace with new fixed folding seating units.\$375 ea = \$180,000 + MU's						●	●			\$524,327
Performing Arts - Stage																
Floor & Base Finish Materials	Main stage has wood floors, side rooms have VCT. Both floors are in poor condition.	Remove and replace floors.	1	END	L	Replace approx. 300 SF VCT flooring with quartz tile. \$5.25 demo-replace = \$1,575; Replace approx. 1,800 SF wood stage flooring. \$10 sf demo-replace = \$18,000; = = TOTALS \$ \$19,575 + MU's						●	●			\$57,030
Wall Finish Materials	Painted GWB, plaster. Locations where plaster is crumbling and GWB is dented. Paint typically peeling away.	Patch and repaint painted GWB, plaster walls	2	END	L	Approx. 8,000 SF plaster/GWB patching and repainting. \$3 = \$24,000 + MU's						●	●			\$69,910

LEGEND		
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			SEE LEGEND			EVALUATION CRITERIA											* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Library / Media Center																	
Floor & Base Finish Materials	Carpet floor, wood trim base. Carpet in fair condition, wood base is dented, chipped.	Refinish wood base, provide rubber wall protection base.	2	ESL	L	Approx. 350 LF 8" wood base refinishing. \$5 = \$1,750 + MU's; Approx. 350 LF rubber base installation. \$3 demo-replace = \$1,050 + MU's						●	●			\$8,158	
Wall Finish Materials	Wood wainscot paneling up to 6' AFF. Painted plaster walls above.	Patch and repaint plaster walls above.	2	END	L	Patch and repaint plaster, approx. 4,500 SF. \$3 = \$13,500 + MU's						●	●			\$39,329	
Circulation Desk	Wood circulation desk. Clearly aged, showing considerable wear and tear.	Refinish wood circulation desk.	2	ESL	L	Refinish circulation desk, 24" x 120" top, x 48" tall. 100 sf \$5 = \$500 + MU's						●	●			\$1,461	
Workroom / Staff Areas	Staff/backrooms have a mix of carpet and VCT floors with rubber base. Carpet in poor condition. VCT flooring material is in fair shape. However flooring is beginning to show some wear and tear. Typically 2x4 ACT tile. Ceilings generally showing considerable wear and tear. Missing and chipping tiles, discolored tiles. Staff noted desire that backroom space be converted into video production room with greenscreen.	Replace all classroom flooring materials within the next 20 years. Replace all 2x4 ACT tile. Complete renovation of space into video production room.	3 2	ESL END	L	See general notes for quantities. See general notes for quantities. Complete renovation of 800 SF space into full video production room, complete with new lighting, camera equipment, and greenscreen \$200 sf = \$160,000 + MU's						●	●			\$466,068	
Gymnasium																	
Floor & Base Finish Materials	Wood floor, vented wood cove base. Both are well-maintained and in fair condition.	Replace with wood sports floor and ventilated base	2	END	L	9300 SF						●	●			\$358,068	
Ceiling Finish Materials	2x2 ACT ceiling. Numerous stained and broken/displaced tiles. Clearly these tiles are replaced on a regular basis, as can be seen from color variations in the ceiling tile grid.	Remove 2x2 ACT tile. Paint exposed structure and deck above.	1	END	L	Remove approx. 10,000 SF Refinish, repaint approx. 10,000 SF exposed structure and deck above. \$4 sf demo & paint = \$40,000 + MU's						●	●			\$116,517	
Acoustical Treatments	None	Recommend removing ACT ceiling (described above) and providing hanging acoustic baffles between roof joists for acoustic absorption.	2	OB	L	Provide approx. (150) 2'x4'x1.5" Armstrong soundsoak baffles. \$150 ea = \$22,500 + MU's						●	●			\$65,546	
Weight Room / Fitness Room																	
Floor & Base Finish Materials	Main weight room - Foam athletic flooring, in good condition. Small weight room - Carpet, in very poor condition. Staining, fraying, deterioration. Rubber base is typically heavily damaged, or missing entirely.	Replace carpet in small weight room with more resilient athletic flooring.	1	END	L	Approx. 400 SF existing carpet, replace with same SF 2'x2' interlocking rubber tile flooring. Install 200 LF new rubber base. \$12 sf demo-replace floor + \$3 demo-replace base = \$5,400 + MU's						●	●			\$15,736	
Ceiling Finish Materials	Painted exposed concrete.	Repaint exposed concrete ceiling	3	ESL	L	Repaint approx. 1,200 SF exposed concrete ceiling. \$3 sf = \$3,600 + MU's						●	●			\$10,490	
Visual Display Surfaces	Chalkboard in small weight room.	Remove chalkboard, replace with whiteboard.	0	OB	L	Remove chalkboard, replace with 6' long, 3' high whiteboard. 18 sf \$30 demo-replace = \$540 + MU's						●	●			\$1,577	
Locker Rooms																	

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Wall Finish Materials	Painted CMU. Paint is chipping in large portions. Also cracking, discolored.	Repaint all CMU walls.	2	END	L	Approx. 3,600 SF CMU repainting. \$2 sf prep-filler coat = \$7,200 + MU's						●	●			\$20,981
Ceiling Finish Materials	Painted GWB. Ceilings are cracked, showing areas where ceiling was previously patched. Discolored in some locations, and even a few areas of mold growth.	Refinish and repaint all GWB locker room ceilings.	2	END	L	Approx. 2,600 SF GWB repainting. \$1.50 sf prep-repaint = \$3,900 + MU's						●	●			\$11,361
Cafeteria																
Wall Finish Materials	Painted plaster and GWB, painted CMU.	Patch and repaint GWB and plaster walls. Repaint CMU walls.	2	END	L	Approx. 1,000 SF repaint CMU \$2 prep-filler coat = \$2,000 + MU's Approx. 1,800 SF patch and repaint plaster, GWB. \$2.50 sf = \$4,500 + MU's						●	●			\$18,939
Kitchen and Servery (See Food Service Below)																
Floor & Base Finish Materials	Quarry tile and base, VCT, carpet. Tile and tile base in good condition. VCT is in fair condition, however flooring is beginning to show some wear and tear. Carpet is in poor condition.	Replace carpet within the next 5 years. Replace VCT within the next 20 years.	1-3	END-ESL	L	Approx. 250 SF carpet removal, replacement with carpet tile. \$6 sf = \$1,500 + MU's; Approx. 1,600 SF VCT removal, replacement with quartz tile \$5.25 sf = \$8,400 + MU's						●	●			\$28,839
Teacher Workroom and Staff Areas																
Ceiling Finish Materials	2x2 ACT tile.	Remove ACT ceiling tile, replace with new within the next 10 years.	2	END	L	Remove 3,000 SF 2x2 ACT ceiling tile, replace with new 2x2 ACT ceiling tile. \$6 sf = \$18,000 + MU's						●	●			\$52,433
Nurse and Health																
Floor & Base Finish Materials	VCT flooring - good condition Rubber base - poor condition	Replace rubber base	2	END	L	150 LF \$3 = \$450 + MU's						●	●			\$1,316
Ceiling Finish Materials	2 x 4 ACT - Poor condition	Replace ACT Ceiling	1	END	L	485 sf \$4.50 = \$2,185 + MU's						●	●			\$6,368
Student Toilet Rooms																
Wall Finish Materials	Mix of ceramic tile, painted plaster and GWB. Painted plaster and GWB is dotted with holes, uneven areas, paint chipping.	Patch and repaint plaster and GWB bathroom walls.	2	END	L	Approx. 5,800 SF plaster/GWB patching, repainting. \$2.50 sf ave = \$6,250 + MU's						●	●			\$18,213
Ceiling Finish Materials	2x4 ACT tile. Typically showing it's age, staining, sagging.	Remove ACT ceiling tile, replace with new within the next 10 years.	2	END	L	Remove 2,500 SF 2x4 ACT ceiling tile, replace with new 2x4 ACT ceiling tile. \$4.50 = \$11,250 + MU's						●	●			\$32,778
Mechanical and Service Spaces																
Other	Boiler room abatement	Boiler room abatement	-	-	L	Budget from PPS CIP (2020)						●	●			\$116,130
Atrium																
Floor & Base Finish Materials	Ceramic tile floor and base. Numerous broken and chipped tiles (both floor and base). No wall base provided, resulting in wear and tear along walls.	Repair broken ceramic tile. Install rubber floor base.	2	ESL	L	Repair approx 75 SF ceramic floor tile, base. \$15 = \$1,125; Approx. 300 LF rubber base \$2.50 = \$750 = = TOTALS \$1,875 + MU's						●	●			\$5,468

LEGEND		
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		SEE LEGEND				EVALUATION CRITERIA										* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Stairs	Atrium has compliant hand/guardrails. However paint is chipping away.	Refinish, repaint hand/guardrails	2	ESL	L	Refinish, repaint approx. 220 LF guard/handrails. \$10 = \$2,200 + MU's , assumes lf given is actual pipe rail lf count regardless of rail configuration Assume railing configuration which considers a top rail, and parallel midrail 1' below, with extensions at the top and bottom connecting these two rails. Consider vertical post to top rail every 3 lineal feet. Lineal feet describes length of such rails detailed above, not LF of actual railing.						●	●			\$19,229
Sealants	Sealant at column bases deteriorating, peeling away.	Remove, replace sealant.	1	END	L	150 lf sealant rout-replace \$3.50 = \$525 + MU's						●	●			\$1,539
Loading Dock																
Ceiling Finish Materials	2x4 ACT ceiling. In poor shape.	Remove, replace ACT ceiling.	2	END	L	Approx. 1,700 SF 2x4 ACT ceiling replacement. \$4.50 =\$7,650 + MU's						●	●			\$22,287
Classroom G01																
Tread Finish	Existing rubber treads heavily worn, deteriorating.	Replace rubber treads.	2	END	L	Replace (6) 11" rubber treads, rubber nosings, and 7-3/4" risers. Tread & riser width unclear, assume 36" = 30 sf total area @ \$30 demo-replace = \$900 + MU's Assume 60" tread & riser width.						●	●			\$4,374
3rd Floor Lecture Hall																
Windows	3' x 6' double hung vinyl windows. Wood 2x4s screwed to frame to prevent students from opening windows.	Replace existing windows with new non-operable fiberglass windows.	2	END	L	Remove (5) existing 3' x 6' vinyl windows, replace with new fixed fiberglass windows. 90 sf \$70 demo-replace = \$6,300 + MU's						●	●			\$18,358
Acoustic Wall Panels	Existing corrugated and perforated metal wall acoustic panels showing heavy denting.	Remove existing acoustic wall panel. Replace with new	2	END	L	Remove 1,700 SF acoustic wall paneling, replace with equal SF new resilient acoustic wall panels with perforated metal face and acoustic core. Mount these panels 5' AFF, close to ceiling to prevent damage. \$25 sf demo-replace-ptrim = \$42,500 + MU's						●	●			\$123,804
Side Storage Rooms	Plaster walls and ceilings in serious state of deterioration. Find source of moisture.	Remove all plaster finishes, replace with GWB. Investigate to find moisture.	1	END	L	Renovate 70 SF storage space, complete. Investigate and resolve moisture problems. \$2,500 allowance + MU's						●	●			\$7,287
Basement Storage																

PORTLAND HIGH SCHOOL

Capital Plan Detailed Scope of Work

LEGEND		
<u>Condition Level</u>	<u>Life Cycle (Age Factor)</u>	<u>Action Priority</u>
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1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
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			SEE LEGEND			EVALUATION CRITERIA											
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	* OPINION OF PROBABLE COST	
Abandoned Space at Basement Level	Existing storage/sprinkler room space in a state of total disrepair.	If abandoned space is to be used, space must be completely gutted and renovated.	0	OB	L	Approx. 3,800 SF complete interior gutting, renovation. \$50 vanilla style space w/electrical included = \$190,000 + MU's										\$553,456	
																Total Years 11 - 15	\$14,024,246

LEGEND		
<u>Condition Level</u> 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	<u>Life Cycle (Age Factor)</u> N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	<u>Action Priority</u> I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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Category	Description and General Comments	Recommended Action	See Legend			Quantity Info	Evaluation Criteria										* Opinion of Probable Cost
			Cond. Level	Life Cycle	Action Priority		Security	Health & Safety	Code Compliance	ADA/ Accessibility	Sustain - Ability	Extending Bldg. Life	Operation & Maintenance	Impact on Learn. Env.	Aesthetics & Appearance		
Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations																	
Building Exterior																	
Exterior Wall Cladding																	
Materials	Mix of yellow and red clay brick masonry; limited area of cracking	Repair areas of cracked brick veneer and replace damaged face brick	2	ESL	L	200 sf \$35 demo-replace = \$7,000 + MU's							●	●			\$22,814
Materials	Pre-cast concrete horizontal bands and window sills	Repoint joints on horizontal bands and sills	2	ESL	L	1200 lf \$3.50 lf = \$5,250 + MU's							●	●			\$17,118
Materials	Significant deterioration of pre-cast concrete pediment at the east entry	Replace pre-cast concrete pediment	1	OB	L	100 sf \$75 demo-replace = \$7,500 + MU's							●	●			\$24,448
Materials	Pre-cast concrete stair sidewalls at west side entrances were observed to have open joints	Repoint pre-cast joints	2	ESL	L	100 lf \$3.50 lf = \$350 + MU's							●	●			\$1,148
Materials	Pre-cast concrete stair sidewalls at east entrance have open joints and significantly displaced pre-cast pieces, and disintegration of pre-cast pieces	Recommend reconstruction of precast concrete sidewalls at this entry	1	END	L	100 sf allow \$2,500 + MU's							●	●			\$8,153
Materials	Budget for general masonry repairs	Budget for general masonry repairs	-	-	L	Budget							●	●			\$1,082,750
Spalling, Staining, Efflorescence	Brick and precast decorative elements are stained and dirty with age	Recommend cleaning of exterior masonry and precast concrete	2	ESL	L	77000 sf \$1.50 = \$115,500 + MU's							●	●			\$376,429
Windows																	
Frame Materials	Aluminum double-hung window units	Budget for window replacements	2	ESL	L	Budget							●	●			\$1,624,125
Frame Materials	Cast Iron (?) intermediate piers between windows at courtyard of Central Wing are corroded	Remove corrosion, prime and paint metal piers	2	ESL	L	45 piers @ 10 sf ea = 450 sf \$10 sf = \$4,500 + MU's							●	●			\$14,671
Frame Materials	Large wood framed window assemblies at 2nd and 3rd floors at the west elevations are in poor condition with deterioration and rot	Replace with painted aluminum storefront assemblies	1	END	L	2 assemblies 130 sf ea @ \$85 sf demo-replace = \$22,100 + MU's							●	●			\$72,035
Lintels	Steel lintels - many are corroded and significantly deflecting. Temporary measures of sealing the gap between the top of lintel and bottom of brick above is causing damming of water issues within the exterior wall	Recommend replacement of lintels with new galvanized steel lintels	1	END	L	54 - 10' lintels = 3,240 # galv lintel \$2 # = \$6,480 + 540 mason hours \$45 = \$24,300 _ 350 sf brick demo-replace \$25 = \$8,750 + 540 lf flash \$15 = \$8,100 = = TOTALS \$47,630 + MU's							●	●			\$155,234
Exterior Doors (not including Main Entry)																	
Materials	Painted hollow metal frames and doors in good condition	Repaint doors and frames	2	ESL	L	3 pairs \$150 w/prep = \$450 + MU's							●	●			\$1,451
Materials	Painted wood frames and painted hollow metal doors at the east and west sides of the Auditorium are in poor condition.	Replace (6) pairs of doors with aluminum storefront entrance doors and hardware with clerestory windows	1	END	L	6 pairs 70 sf ea = 180 sf transom \$85 demo & replace +12 ea \$2,500 door demo-replace = \$45,300 + MU's							●	●			\$147,635
Materials	Painted wood frames, doors, and clerestory windows at west and east entrances (3) total are in poor condition	Replace (3) assemblies with painted aluminum storefront, exit doors and hardware	1	END	L	3 assmblys 80 sf ea = 180 sf transom \$85 demo & replace +3 ea \$2,500 door demo-replace = \$22,800 + MU's							●	●			\$74,309
Gym Entrance	Aluminum Storefront entrance and doors - corrosion observed throughout	Replace with new aluminum storefront system, pair of doors, and entry door hardware	1	END	L	130 sf = 90 sf sidelite-transom \$85 w/demo + 2 doors \$2,500 ea = \$12,650 + MU's							●	●			\$41,231

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Overhead or Coiling Doors	(1) coiling overhead door in good conditional; lintel is rusting	Clean, prime and paint lintel over cooling overhead door	2	ESL	L	20 LF \$7.50 lf = \$150 + MU's						●	●			\$498
Fascia, Trim, Soffits & Overhangs																
Materials	Portico ceiling at south entry is stained with mildew	Power wash and repaint ceilings	2	ESL	L	250 SF \$5 sf = \$1,250 + MU's						●	●			\$4,082
Sealants & Expansion Joints																
Window / Door Perimeter Sealant	Perimeter sealants observed to be in various states of condition	Recommend removing and replacing all perimeter sealants	2	END	L	16000 lf \$3.50 grout-reseal = \$56,000 + MU's						●	●			\$182,508
Flashing																
Material	Metal flashing at intermediate level ledge and at roof cornice below parapet is in fair condition; most splice joints are open and are separating	Recommend replacing flashing with aluminum flashing	1	END	L	3000 lf x 12" width \$20 demo-replace = \$60,000 + MU's						●	●			\$195,545
Roof Assembly & Flashing																
Material, Type, Color	Black EPDM. Roof material is in poor condition. Sealed and lapped edges are aging and beginning to crack. Membrane is not adhered in a few locations. Fasteners are showing through membrane however they are not yet penetrating it. Debris on roof, and there is clearly a bird issue with the sheer volume of bird waste on the roof. There are many locations where insulation is soft or missing.	Recommend replacing entire roof.	2	END	L	68000 sf roof replace \$13 sf demo-memb-prot be-R38-walkways-perim trim & flash & new blocking= \$884,000 + MU's						●	●			\$2,881,025
Roof Drains (Covers)	Steel roof drain covers. Many are broken or missing.	Replace missing or broken roof drain covers.	2	END	L	10 covers. \$150 = \$1,500 + MU's						●	●			\$4,894
Skylights																
Type (unit or glazed)	Pyramidal polycarbonate skylights. (2) 20' x 16', (1) 40' x 40'. All skylights are glazed. Polycarbonate glazing is cracking and heavily clouded. Sealants around framing are deteriorating, peeling.	Recommend replacing panels on two smaller skylights entirely. It appears that work has been completed recently on the larger skylight, however only at the center of the skylight. Recommend completing work at perimeter. Remove and replace all sealants.	2	END	L	Approx. 2,300 SF skylight replacement, polycarbonate panels and sealants only. \$125 sf demo-replace = \$287,500 + MU's						●	●			\$936,990
Exterior Stairs and Ladders																
Granite Steps	Sealant between treads and risers is failing in most locations	Reseal joints between granite steps	1	END	L	900 LF \$3.50 = \$3,150 + MU's						●	●			\$10,275
Granite Steps	Granite steps in general are in fair condition; several pieces observed to be cracked	Replace cracked granite steps	2	ESL	L	30 lf granite steps 12" x 6" profile assumed = 15 cf @ \$225 cf w/demo = \$3,375 + MU's						●	●			\$11,001
Concrete Steps	Cracking and disintegration of concrete steps at the Gym Entrance	Concrete restoration at concrete Gym Entry steps	2	ESL	L	100 SF \$15 \$1,500 + MU's						●	●			\$4,894
Metal Stairs	(3) sets of metal stairs at east side of the Auditorium are open risers with metal grating treads and landings; handrails are non-ADA compliant	Replace metal stairs, landings, and handrails with new exterior metal stairs and handrails	2	END	L	(3) sets of stairs and handrails, 1 flight each, galv assumed, allow \$15,000 w/demo = \$45,000 + MU's						●	●			\$146,442

PORTLAND HIGH SCHOOL

Capital Plan Detailed Scope of Work

LEGEND		
<u>Condition Level</u>	<u>Life Cycle (Age Factor)</u>	<u>Action Priority</u>
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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			SEE LEGEND			EVALUATION CRITERIA											
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	* OPINION OF PROBABLE COST	
Stair Railings	All metal stair railings observed to have varying degrees of rust and corrosion	Remove corrosion, prime and repaint	2	ESL	L	450 lf, assume 450 lf actual lf rail to be painted, not 450 lf unknown rail configuration, \$10 lf = \$4,500 + MU's Assume railing configuration which considers a top rail, and parallel midrail 1' below, with extensions at the top and bottom connecting these two rails. Consider vertical post to top rail every 3 lineal feet. (Lineal feet above describes length of such rails detailed above, not LF of actual railing.)							●	●			\$44,003
Guardrail	Metal guardrail along areaways at north elevation are rusted and corroded	Remove corrosion, prime and repaint	2	ESL	L	110 lf, assume 110 lf actual lf rail to be painted, not 110 lf unknown rail configuration, \$10 lf = \$1,100 + MU's Assume railing configuration which considers a top rail, and parallel midrail 1' below, with extensions at the top and bottom connecting these two rails. Consider vertical post to top rail every 3 lineal feet. (Lineal feet above describes length of such rails detailed above, not LF of actual railing.)							●	●			\$10,763
Auditorium Exit Doors	(3) exterior exits at the west side of the Auditorium have one step down are not ADA compliant	Provide concrete ramp and painted metal handrails	2	OB	L	(3) locations with 60 SF concrete ramp and 20 LF painted metal handrails each \$175 sf dig-bf-frost f'dn-slab-rails = 180 sf \$175 sf = \$31,500 + MU's							●	●			\$102,666
															Total Years 16 -20	\$8,199,133	

DISTRICT OFFICE & BAYSIDE LEARNING
Capital Plan Detailed Scope of Work

LEGEND		
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0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA										* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Year 0 (Fiscal Year 2017) - Immediate Recommendations																	
																	\$0
MECHANICAL																	
Heating Plant	(3) HB Smith 19A 5 section steam boilers, estimated mfg date 1990's to 2000 est. Burners converted to Nat Gas in 2015. Combustion air fan installed. Boiler feed is aged. Boilers have 10 years expected service life	Replace steam boilers with new HW boilers with steam to HW conversion (Years 1-5). Replace boiler feed unit (year 0).	3	END	I	(I) (1) boiler feed unit based on 1,400 #/hr steam.											\$20,000
																Total Year 0	\$20,000

DISTRICT OFFICE & BAYSIDE LEARNING
Capital Plan Detailed Scope of Work

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations																	
SITE																	
Building Entrances																	
Connection to accessible route and accessibility	Sidewalks. Thresholds at Community Center do not meet tolerances. Utility pole hazard	Adjust ramp and/or threshold transition to meet ADA tolerances. Remove any unnecessary wiring/move/add protection at utility pole.	1	ESL	S	suggest \$3,000 allowance + MU's; relocate pole allowance \$5.000 + MU's			●	●						\$15,008	
Parking																	
Curbing Materials & Wheel Stops		Wheel stops needed where wall ends.	2	ESL	S	Seach @\$250		●								\$2,345	
Number of Spaces (Regular & ADA)	2 ADA with signs, faded markings. Observed 5 cars with ADA Placards.	Stripe Aisle to building. Repaint ADA spaces and aisles.	2	ESL	S	Restripe Lot: 250LF@\$1 ADA Striping: 5each @\$120		●		●						\$1,596	
Vehicular & Pedestrian Circulation																	
Walkway Materials	Brick. Cumberland crosswalk/sidewalk rough condition. Guy connection at Alder & Portland creates paving hazard.	Some Repair Needed.	2	ESL	S	1550 S.f. @\$14		●		●						\$40,708	
Curb Cuts & Detectable Warning Strips	No Panels	Panels needed at crosswalks.	1	ESL	S	5 panels: 100 s.f. @\$60		●		●						\$56,279	
Pedestrian Ramp Location & Materials	Concrete - Poor, narrow	Replace ramps.	1	END	S	4 RAMPS @ 250 SF, DETECTABLE WARNING PANELS NEEDED.		●		●						\$1,876	
Service Area																	
Loading Dock or Leveler	Shared loading / dumpster screening. Loading at angle.	Underground lot access at Alder could use sign/flasher.	2	ESL	S	allow \$5,000 for flashing signage + MU's		●								\$9,380	
Fencing																	
Locations & Materials	Chain Link	Repairs Needed	0	END	S	30lf @\$30							●			\$1,688	
Site Furniture & Accessories																	
Bicycle Racks	1 - Damaged	Needs replacement.	0	OS	S	1each @\$750							●			\$1,406	
STRUCTURAL																	
Foundations / Drainage	Building surrounded by City sidewalks; some minor foundation spalling noted.	Patch repair spalls	2	ESL	S	say 20 sf patch repairs @ \$20 = \$400 + MU's Assume 100 SF						●	●			\$3,752	
Second Floor Construction	A. Prior slab repairs at boiler room have spalled, other areas of exposed reinforcing	Remove loose concrete, clean reinforcing, patch with repair mortar	2	ESL	S	10 SF @ \$35 = \$350 + MU's						●	●			\$661	

DISTRICT OFFICE & BAYSIDE LEARNING
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Roof Construction	B. High low roof conditions susceptible to drifted snow likely not included in original design.	Roof is technically grandfathered; recommend reinforcing high low roof conditions for drift. Shoveling of drifts recommended in the interim.	3	ESL	S	1,900 SF reinforce with steel beams attached to existing columns, 350 lf joist @ 4 #/lf = 1,400 # @ \$2.75 # labor & mtl = \$3,850 + MU's						●	●			\$7,223
Exterior Wall Construction	A. CMU joints with missing or failing mortar; some isolated spalling of CMU blocks	Repoint masonry joints; replace blocks with spalling in kind	2	ESL	S	200 lf joints @ \$1.50 = \$300 + MU's; 10 blocks @ \$20 sf = \$200 + MU's = TOTAL \$500 + MU's						●	●			\$941
Exterior Wall Construction	B. EIFS located at street level, particularly at building Bayside learning entrance, damage from snow clearing/pedestrians	Repair EIFS or replace with durable material such as a thin masonry veneer	2	ESL	S	20 sf repair @ \$20 = \$400 + MU's						●	●			\$754
Exterior Wall Construction	C. Exposed masonry at ally/up high- Open joints and moisture infiltration	Repoint and seal or cover with other materials similar to rest of building.	2	ESL	S	400 sf @ \$10 = \$4,000 + MU's						●	●			\$7,504
Exterior Wall Construction	D. Granite joints at front of building have loose in missing mortar	Rake and Repoint	2	ESL	S	300 lf @ \$1.50 = \$450 + MU's						●	●			\$848
Exterior Wall Construction	E. Parged section of concrete and masonry with apparent spalling; minor concrete spalling	Patch repairs	2	ESL	S	30 sf @ \$20 = \$600 + MU's						●	●			\$1,128
Fire Resistance	Non-combustible/concrete construction; at second floor mechanical room appeared duct had been removed through gypsum fire wall (2 layers on one side, one on other)	Fill gypsum hole	0	OB	S	10 sf @ \$10 = \$100 + MU's						●	●			\$187
Additional Observations	Painted chimney- Cracked with minor displacement.	Remove upper outer course and rebuild.	2	END	S	64 sf @ \$35 = \$2,240 + MU's						●	●			\$4,207
BUILDING INTERIOR																
General Notes																
Non-ADA compliant door hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware.	0	OB	S	Replace 9 Knobs (typically on service doors) with code compliant hardware, \$500 per leaf assumes exist leaf minimal work only rework to accept hdwr = \$4,500 + MU's				●						\$8,445
Interior Signage																
At Code Required Locations?	Provided for classrooms and other rooms and offices, fairly consistently on the lower level. Other two levels do not have consistent interior signage.	Provide signage where missing.	0	OB	S	Provide approx. 200 ADA compliant signs throughout building @ \$75 = \$15,000 + MU's			●	●						\$28,140
Stairs and Exits																
Guardrails (height, sphere)	Guardrails are non compliant in some locations, particularly where rail turns a corner. In these locations, the guardrail would not pass the sphere test.	Replace guardrail with new compliant guardrail and continuous handrail.	0	OB	S	Approx. 400 LF compliant guardrail with continuous handrail, \$150 lf w.demo = \$60,000 + MU's			●	●						\$112,559
Therapy/Break Kitchen/Craft Room																

DISTRICT OFFICE & BAYSIDE LEARNING
Capital Plan Detailed Scope of Work

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Sinks (ADA compliance)	Stainless steel sink with gooseneck faucet mounted in plastic laminate counter. Not at ADA height.	Remove section of counter and sink. Replace with ADA compliant counter and new counter mounted sink.	0	OB	S	Remove 30" section of existing laminate countertop. Replace with ADA compliant plastic laminate counter with resilient edge banding, new counter mounted sink, \$90 If countertop w/demo = \$2,700 + MU's .. \$1,500 sink w/demo & re-use existing rough w/\$500 modification of rough === TOTALS \$4,700 + MU's				●						\$8,819
Mechanical and Service Spaces																
Stairs	Concrete stair into mechanical space are in a state of disrepair. No handrails/guardrail provided.	Demolish existing concrete stair, replace with new cast in place concrete stair, new railing/guardrail.	0	OB	S	Demolish existing (4'x6' total area) concrete stair (3 risers, 4' x 4' top landing). Replace with new cast in place concrete stair (5'x6' total area, 3 risers, 4' x 4' top landing), new compliant railing/guardrail. ... no new foundation required, presumed new steps rest on existing slab and will be doweled into slab .. \$2,750 w/demo-new stair & guardrail + MU's			●			●	●			\$5,161
Office spaces (2nd, 3rd floors)																
Sinks (ADA compliance)	Employee break rooms do not have ADA counters or sinks.	Replace existing counters, casework, and sinks.	0	OB	S	Approx. (15) 36" wall cabinets @ \$125 w/demo = \$5,625 + MU's; (10) 36" double door with drawers base cabinet @ \$275 w/demo = \$8,250 + MU's; (4) 36" ADA sink apron @ \$300 ea = \$1,200 +MU's; (5) 24" four drawer base cabinet @ \$275 w/demp = \$2,750 + MU's; All doors are lockable and all shelves are adjustable. 11 linear feet of counter at ADA height @ \$90 = \$990 w/demo + MU's = = = TOTALS \$18,815 + MU's				●						\$35,301
FIRE PROTECTION																
Cross Connection Prevention	None	Upgrade entrance	3	ESL	S	\$12,000 new entry + MU's		●	●							\$22,512
ELECTRICAL																
Life Safety																

DISTRICT OFFICE & BAYSIDE LEARNING
Capital Plan Detailed Scope of Work

LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Fire Alarm	Silent Knight Model SK5208 conventional zoned control panel. Occupant notification is not ADA compliant on the fourth floor and some areas of the third floor. Fourth floor pull station is not located in the natural path of egress.	Udate occupant notification and provide fully addressable system as part of any planned afacility renovations.	2	ESL	S	Carry 42, 094 sf @ \$1.25 + MU's		●	●							\$98,723
Emergency Lighting	Fluorescent battery ballasts integral to luminaire on first floor. Emergency battery units with integral and remote heads on other floors. Heads are a mixture of LED and incandescent. There is no emergency lighting at the exterior of exits. LED illuminated exit signs with integral battery backup.	Replace older units as they fail. Provide outdoor emergency lighting at building exits.	2	ESL	S	\$350 per interior unit + \$1,000 exterior egress unit w/new wiring + MU's ?? Carry 30 indoor & 4 outdoor.		●	●							\$27,174
SECURITY																
Intrusion Alarm System	GE Networx NX-8V2 residential-grade security alarm panel serves the District Office. Bayside Learning has a separate GE NX-8E residential-grade security alarm control panel	Provide commercial grade security alarm panels integrated with the district-wide network.	2	ESL	S	allow \$15,000 for commercial panels & rerouting wiring to cabinet + MU's ??? YES	●									\$28,140
Security Camera System	No operational camera system other then video intercom at main entrance described below. Abandoned non-functional cameras remain in place in some interior areas.	Provide digital cameras connected to district servers	0	OB	S	Assume 32 cameras and 8 exterior cameras	●									\$44,874
Total Years 1 - 5																\$577,336

DISTRICT OFFICE & BAYSIDE LEARNING
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA										* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations																	
PLUMBING																	
Water Service	Municipal 2" less backflow protection	upgrade backflow protection			L	\$3,500 backflow + MU's						●	●			\$8,184	
Hot Water System	(6) electric 40 gallon water heaters throughout building. Copper piping insulated mostly--bare at most recent water heater replacements.	Insulate piping at recent water heater replacements.	0	OB	L	allow \$500 per heater = \$4,000 + MU's						●	●			\$9,349	
Drinking Fountains / Water Coolers	None in building	Install drinking fountain or water cooler at each occupied floor	0	OB	L	3 floors @ \$2,750 ea w/new rough & floor cane detectors = \$8,250 + MU's						●	●			\$19,288	
MECHANICAL																	
Heating Plant	(3) HB Smith 19A 5 section steam boilers, estimated mfg date 1990's to 2000 est. Burners converted to Nat Gas in 2015. Combustion air fan installed. Boiler feed is aged. Boilers have 10 years expected service life	Replace steam boilers with new HW boilers with steam to HW conversion (Years 1-5). Replace boiler feed unit (year 0).	3	END	L	(L) (2) new 700MBH condensing gas boilers with appurtenances (exp tank, etc.)						●	●			\$279,540	
Air Conditioning (Yes/No/Limited)	Yes: Packaged DX cooling RTUs with hydronic duct coils for units replaced in 2014. AHUs have DX cooling coils (HV-1) 1st floor has new DX coil and condensing unit in 2014. HV-1 and RTU-10 are vintage.	Replace HV-2 DX coil and Cond, Unit and replace RTU-10 in kind. Rework RTU-10 ductwork and zoning to match layout of rooms--poorly zoned currently.	1	END	L	Replace HV-2 steam coil with HW coil (21 SF area) and replace DX coil & new roof condensing unit (20 tons). Replace RTU-10 in kind &.2 Ton Moldify ductwork \$/SF at 2,000 SF.						●	●			\$271,775	
Air Handling Unit Systems	(2) main vintage indoor AHUs (HV-1 & 2) provide heating & cooling to the 1st and 2nd floors. HV-1 has been overhauled. Overhaul HV-2.	Replace parts as required to refurbish to new working condition (e.g. Bearings)	2	END	L	Allow (\$5 K) + MU's						●	●			\$12,424	
Pumps	Pumps at (2) steam to hydronic convertors for AHU VAVs and RTU duct coils. Pumps at AHU HX new in 2014. Pump at existing HX serving 3rd fl is vintage 1980's est.	Replace pump under maintenance	2	END	L	Allow (\$10 K) + MU's						●	●			\$23,295	
Terminal Unit Systems	Fintube and Unit Heaters (Steam).	Replace steam fintube & Unit heaters with new HW fintube & Uhs	2	END	L	Figure \$3/SF @40K SF +MU's						●	●			\$93,180	
Exhaust Systems	Toilet exhaust via inline fans to sidewall vents and several range hood non NFPA 96 compliant hoods.	Range hoods should be code compliant with suppression--or remove ranges. Replace toilet exhaust fans & ductwork	0	OB	L	(2) small Range hoods with EF figure \$20K. Toilet E Fans & Ductwork figure \$15K.						●	●			\$85,415	
Piping System	Steam piping at boilers uninsulated. Other areas throughout building have stretches of pipe insulation missing and badly damaged.	Steam piping system at end of service life--replace all steam with new HW piping system.	0	OB	L	Figure \$/SF @ 30K SF. +MU's						●	●			\$1,048,275	
Automatic Temperature Controls	Mostly electric DDC updated within past 3 years. Manual control of fintube etc.	Complete updating controls to all DDC.	2	END	L	Figure \$3.5/SF @ 25K SF.						●	●			\$204,996	
ELECTRICAL																	

DISTRICT OFFICE & BAYSIDE LEARNING
Capital Plan Detailed Scope of Work

LEGEND		
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			SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Service	Overhead from (3) 100 kVA pole mounted utility-owned transformers to fusible switch located in second floor electric room. No grounding electrode connection is made at the water main.	Provide a grounding electrode connection at the water main as required by code.	2	ESL	L	Carry \$5,000 + MU's						●	●			\$11,686
Distribution System																
Panels	Panels are primarily a mixture of 1987 vintage ITE panelboards a and residential-grade loadcenters manufactured by Square D, GE, and Siemens. An Eaton Panelboard was added in the Bayside Learning Center. Main Distribution Panelboard MDP is fully utilized and missing a portion of its trim cover, leaving conductors within exposed.	Provide cover for MDP. The 1987 panelboards and residential-grade loadcenters should be replaced as part of any planned renovations to the facility.	2	END	L	Carry complete power distribution system replacement for 42,094 sf						●	●			\$263,389
Wiring	Feeders are building wire in conduit. Branch circuit wiring methods observed include primarily building wire in conduit and type MC metal-clad cable. Some type NM nonmetallic sheathed cable (Romex) was noted on the fourth floor.	The existing type NM cable should be replaced with type MC cable as part of any planned renovations to the facility.	2	ESL	L	Carry complete branch circuit wiring replacement for 75% of 42,094 sf						●	●			\$134,645
Branch Circuits	Receptacles in most areas are located appropriately for the current use of the spaces, but it was noted that extension cords are in use in Classroom 149 due to receptacles not being located according to the current furniture layout.	Add receptacles in Classroom 149 as required to eliminate the need for extension cords.	2	ESL	L	Carry \$5,000 + MU's						●	●			\$11,686
Exterior Building Lighting	LED full cutoff wall packs, an LED flood, and some decorative LED wall mounted fixtures. High-pressure sodium lighting is used in second floor parking garage.	Update parking garage lighting to LED.	2	ESL	L	8 fixtures. 9' +/- clg ht						●	●			\$26,867
Interior Lighting																
Classrooms	Recessed fluorescent fixtures with high-performance optics and T8 lamps.		3	N	L	Carry complete interior lighting replacement for 42,094 sf						●	●			\$836,135
Offices	Mostly recessed fluorescent fixtrure with parabolic diffusers ans T8 lamps. Strip fixtures with T12 lamps are installed in second floor custodial office.	Update lighting to LED as part of any planned renovations	2	ESL	L							●	●			
Corridors	Mixture of downlights with self-ballasted medium-based compact fluorescent lamps, recessed parabolics with T8 lamps, recessed lens troffers with T8 lamps	Update lighting to LED as part of any planned renovations	2	ESL	L							●	●			
Toilets	Recessed and surface mounted luminaires with Linear fluorescent T8 lamps	Update lighting to LED as part of any planned renovations	2	ESL	L							●	●			
Mech/Storage	Linear fluorescent. Some areas utilize T12 lamps	Update lighting to LED as part of any planned renovations	2	ESL	L							●	●			
Cable (& Service)	Overhead CATV service to second floor electrical room. The entrance cable is not sleeved in conduit where it penetrates the building exterior wall.	Provide sleeve and sealing for cable	2	ESL	L	Carry \$2,000 + MU's						●	●			\$4,675

DISTRICT OFFICE & BAYSIDE LEARNING

Capital Plan Detailed Scope of Work

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			SEE LEGEND			EVALUATION CRITERIA										* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Data System (& Service)	IDF on 2nd floor is Cat 5e and is housed in an open rack located in the electric room	Provide enclosed cabinet to house data equipment in electric room.	2	ESL	L	allow \$10,000 for cabinet & rerouting wiring to cabinet + MU's ??? Yes						●	●			\$23,373
Total Years 6 - 10																\$3,368,177

DISTRICT OFFICE & BAYSIDE LEARNING
Capital Plan Detailed Scope of Work

LEGEND		
<u>Condition Level</u> 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	<u>Life Cycle (Age Factor)</u> N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	<u>Action Priority</u> I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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Category	Description and General Comments	Recommended Action	See Legend			Quantity Info	Evaluation Criteria										* Opinion of Probable Cost
			Cond. Level	Life Cycle	Action Priority		Security	Health & Safety	Code Compliance	ADA/ Accessibility	Sustain - Ability	Extending Bldg. Life	Operation & Maintenance	Impact on Learn. Env.	Aesthetics & Appearance		
Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations																	
Building Interior																	
General Notes																	
General design notes	Budget for 2nd floor renovation	Budget for 2nd floor renovation	-	-	L	Budget from PPS CIP						●	●			\$125,808	
Main Entrance																	
Ceiling Finish Materials	GWB soffits, 2x2 ACT. In good condition.	Replace isolated stained tiles as part of standard maintenance practice.	3	ESL	L	150 sf 2x2 @ \$3.25 w/demo., grid remains = \$490 + MU's						●	●			\$1,432	
Main Lobby																	
Ceiling Finish Materials	2x2 ACT. In good condition.	Replace isolated stained tiles as part of standard maintenance practice.	3	ESL	L	300 sf 2x2 @ \$3.25 w/demo., grid remains = \$975 + MU's						●	●			\$2,845	
Corridors																	
Floor & Base Finish Materials	Mix of carpet, VCT. Both have rubber base material. Carpet and rubber base on lower level corridor floors in fair condition. Carpet on second floor is heavily worn and stained. VCT and rubber base on third floor above is nearing the end of its service life.	Replace carpet within the next 10 years. Replace VCT within the next 10 years.	2	END	L	Remove and replace approx. 3,800 SF existing carpet with new carpet tile, \$6 sf demo-prep-replace = \$22,800; Remove and replace approx. 5,000 SF existing VCT tile with new quartz tile, @ \$5.75 demo-prep-replace =\$28,750; Remove and replace approx. 2,500 LF existing base with new base @ \$3 demo & replace = \$7,500 === TOTALS \$59,050 + MU's						●	●			\$172,008	
Elevators and Lifts																	
Elevator Finish Materials	Painted steel frame, doors. Showing scratches from heavy use.	Refinish, repaint steel frame and doors.	2	ESL	L	Refinish, repaint approx. 4' x 7' frame, 4' x 7' sliding door, \$250 clean-prep-repaint						●	●			\$735	
Quiet Rooms																	
Floor & Base Finish Materials	Carpet floor, rubber base	Base is peeling away or missing in numerous locations.	2	END	L	Replace rubber base, approx. 100 LF @ \$3 w/demo = \$300 + MU's						●	●			\$881	
Wall Finish Materials	Painted GWB. These rooms have particularly beat up walls. Holes and large dents in many locations, finish paint peeling away.	Patch and repaint all walls. Provide wainscoting up to 4' AFF for wall protecion.	2	END	L	Patch and repaint approx. 2,000 SF GWB wall @ \$2 = 4,000 + MU's						●	●			\$11,652	
Nurse and Health																	

DISTRICT OFFICE & BAYSIDE LEARNING
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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			SEE LEGEND			EVALUATION CRITERIA										* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Casework	Plastic laminate base cabinets, counters. Laminate is peeling, counter supports are unfinished.	Recommend replacement of all casework to meet ADA requirements. Replace with plastic laminate casework with resilient edge banding, adjustable shelves, and lockable doors.	2	END	L	(5) 36" wall cabinets @ \$125 w/demo = \$1,875 + MU's; (2) 36" double door with drawers base cabinet @ \$310 w/demo w/solid surface (wet area) top = \$1,860 + MU's; (1) 36" ADA sink apron = \$300; (2) 24" four drawer base cabinet @ \$275 w/demo = \$1,100 + MU's. All doors are lockable and all shelves are adjustable. 11 linear feet of counter at ADA height @ \$90 w/demo = \$990 + MU's === TOTALS \$6,125 + MU's						●	●			\$17,845
Sinks (ADA compliance)	Stainless steel sink with gooseneck faucet mounted in plastic laminate counter. Not at ADA height.	Remove section of counter and sink. Replace with ADA compliant counter and new counter mounted sink.	0	OB	L	(1) 36" ADA counter with mounted sink (provided with casework above).						●	●			\$0
Privacy Curtains (no. of rest areas)	1 resting cot, no privacy curtain.	Install ceiling mounted privacy curtain around cot.	2	ESL	L	Install ceiling mounted privacy curtain around single 3' x 7' cot. \$350 + MU's						●	●			\$1,026
Student Toilet Rooms																
Floor & Base Finish Materials	Vinyl/VCT floors are in a state of disrepair. Staining, not easy to clean, and peeling from floor/base.	Replace vinyl/VCT floors with ceramic tile.	2	END	L	Remove approx. 200 SF vinyl/VCT flooring, replace with ceramic tile @ \$15 w/demo-prep-replace & tile base = \$3,000 + MU's						●	●			\$8,739
Wall Finish Materials	Vinyl wainscoting up to 3', painted GWB above. Some toilet rooms don't have this wainscoting. Vinyl wainscoting is already peeling, probably not a permanent solution.	Remove vinyl wainscoting. Install ceramic tile to 4' AFF in all toilet rooms.	2	END	L	Install approx. 400 SF ceramic tile up to 4' AFF as toilet room wall protection @ \$17.50 w/demo-tile backer bd-ceramic & tile base = \$7,000 + MU's						●	●			\$20,390
Mirrors	Missing.	Provide wall mounted mirrors in all bathrooms.	0	OB	L	Install (4) 18" x 30" wall mounted mirrors @ \$100 = \$400 + MU's						●	●			\$1,171
Door Material (Including Frame & Glazing)	Wood veneer door with narrow lite, painted HM frame. Toilet room doors are showing heavy wear and tear.	Replace wood veneer door with new wood veneer door, refinish and repaint HM frames.	2	END	L	Replace (4) wood veneer doors with new wood veneer doors @ \$500 w/demo-replace-reinstall hdwr-paint; refinish and repaint (4) HM frames @ \$75 = = = TOTALS \$2,300 + MU's						●	●			\$6,707
Staff Toilets																
Floor & Base Finish Materials	Vinyl/VCT floors are in a state of disrepair. Staining, not easy to clean, and peeling from floor/base.	Replace vinyl/VCT floors with ceramic tile.	2	END	L	Remove approx. 120 SF vinyl/VCT flooring, replace with ceramic tile @ \$15 w/demo-prep-replace & tile base = \$1,800 + MU's						●	●			\$5,245
Wall Finish Materials	Wood wainscoting up to 3', painted GWB above. Wood wainscoting is dented, paint is chipping, probably not a permanent solution.	Remove wood wainscoting. Install ceramic tile to 4' AFF in staff toilet rooms.	2	END	L	Install approx. 300 SF ceramic tile up to 4' AFF as toilet room wall protection @ \$17.50 w/demo-tile backer bd-ceramic & tile base = \$5,250 + MU's						●	●			\$15,300

DISTRICT OFFICE & BAYSIDE LEARNING
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Plumbing Fixtures	Floor mounted porcelain toilets. Porcelain sinks mounted in plastic laminate counter. Countertop is peeling, showing damage from moisture.	Replace laminate counters and sinks with wall mounted porcelain sink fixture	2	END	L	Replace (2) laminate counters and sinks with wall mounted porcelain sink fixtures @\$2,000 each w/demo-new wall hanger w/block & patch gyp, re-use rough-new sink & fitting + MU's = \$4,000 + MU's						●	●			\$11,652
Mechanical and Service Spaces																
Floor & Base Finish Materials	Mix of VCT, exposed concrete floor. VCT is in very poor shape.	Remove VCT flooring.	0	END	L	Remove 200 SF VCT flooring, leave as exposed concrete, \$2 sf w/demo-prep-reseal conc = \$400 + MU's						●	●			\$1,171
Other Spaces																
Attic (Roof Access)	The fourth floor (attic space) is currently only used for roof access. However the space was previously finished and clearly used for occupancy. Any effort to upgrade this floor would involve a total gut renovation of the entire floor. Floor, wall, and ceiling finishes are all in a state of disrepair. Stairs and doors are non compliant. Fixtures are broken, casework is destroyed. Exterior windows are boarded up.	Demo 2,500 SF, renovate entire floor. All new finishes, new stairs, doors, casework, fixtures, etc..	0	OB	L	Approx 2,500 sf @ \$150 intense gut-refinish-partitions-doors MEP to space, possible code upgrade to floor loading = \$375,000 + MU's	REVIEW WITH SCHOOL					●	●			\$1,092,348
Office spaces (2nd, 3rd floors)																
Floor & Base Finish Materials	Typically carpet with rubber base. Carpet is nearing the end of its useful life.	Replace carpet with new carpet tile within the next 10 years.	2	END	L	Approx. 41,500 SF existing carpet removal, replacement with carpet tile @ \$6 w/demo-prep-replace & new base = \$249,000 + MU						●	●			\$724,796
Ceiling Finish Materials	2x2 ACT. ACT is beginning to show its age, discolor, and sag.	Replace all 2x2 ACT tiles within the next 10 years.	2	END	L	Approx. 41,500 SF 2x2 ACT tile @ \$6 w/demo & new grid & tiles =\$249,000 + MU's						●	●			\$724,796
Total Years 11 - 15															\$2,946,547	

DISTRICT OFFICE & BAYSIDE LEARNING
Capital Plan Detailed Scope of Work

LEGEND		
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0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations																
BUILDING EXTERIOR																
Exterior Wall Cladding																
Materials	Painted CMU, in good condition. Only isolated areas of chipping paint. Corrugated metal wall panel, surface fastened. Isolated areas of deteriorating paint, broken end closures. Precast concrete panels, isolated areas of cracking, particularly at outside corners. Mortar wearing away in locations. EIFS showing cracking at edges, deterioration at corners, and denting. Exposed structural concrete. Showing widespread staining and minor cracking. Parge coat deteriorating in many areas. Exterior wood paneling (alley side). Paint is wearing away. Exterior wood attic paneling is showing heavy staining. Painted brick, showing heavy staining, deteriorating paint. Brick chimney showing significant cracking.	Painted CMU - minor areas to touch up. Provide regular maintenance for metal panel. Repoint precast concrete panels. Patch areas of deteriorating EIFS and repaint. Patch cracking concrete, light pressure wash areas of staining. Re-parge concrete, and repaint. Refinish, repaint exterior wood paneling. Remove existing sections of cracking brick and mortar, and replace. Remove existing paint on brick, repaint.	2	ESL	L	Approx. 15 SF CMU painting @ \$2 filler coat = \$30 + MU's; Approx. 500 SF of repointing large 2' x 3' precast concrete panels @ \$3 sf = \$1,500 + MU's; Approx. 2,500 SF of patching, repainting EIFS @ \$5 sf = \$12,500 + MU's; Patch approx. 50 LF minor concrete cracking @ \$15 crack stich = \$750 + MU's; Light pressure wash and parge approx. 2,000 SF concrete, repaint all \$5 sf = \$10,000 + MU's; Refinish, repaint approx. 600 SF exterior wood paneling @ \$5 = \$3,000 + MU's; Remove and replace 50 SF of cracking brick, mortar and replace @ \$25 sf = \$1,250 + MU's; Remove and repaint 500 SF brick @ \$30 sf = \$1,500 + MU's = = = TOTALS \$30,530 + MU's										\$99,505
Windows																
Sills	Concrete sills below alley-side windows, showing heavy staining. Painted aluminum sill	Light pressure wash concrete sills.			L	Light pressure wash approx 10 LF 6" concrete sill @ \$2 = \$20 + MU's										\$65
Lintels	Painted steel lintels. On alley side, lintels are showing heavy rusting, paint chipping away.	Remove existing lintels and 3 courses of brick above, replace with new lintel and brick.	2	END	L	Remove 14 LF existing lintel and 10 SF brick above. Provide new galvanized steel lintel properly flashed, new brick above. Assume 120 # galv lintel @ \$2 mtl + 14 hrs mason labor @ \$45 + 10 sf brick remove-replace @ \$30 = \$1,270 + MU's										\$4,147
Exterior Doors - Main Entrance																
Frame Materials	School main entry - Painted aluminum thermally broken system, in fair condition. Bottom edge of aluminum system of abutting door 'sidelite' is broken. Office main entry - Aluminum thermally broken system, in good condition.	School main entry - Isolated repair of existing aluminum system. Remove and replace bottom and side mullion cover pieces and infill panel.	2	ESL	L	Remove and replace 5 LF existing aluminum system mullion covers and 4 SF infill panel, replace with new, allow \$500 + MU's										\$1,635
Exterior Doors (not including Main Entry)																

DISTRICT OFFICE & BAYSIDE LEARNING
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Overhead or Coiling Doors	Overhead door at garage is in poor condition.	Replace overhead door.	2	END	L	Remove existing 8' x 10' overhead door, provide and install new door, assume elect op .. Allow \$2,250 + MU's OK						●	●			\$7,341
Fascia, Trim, Soffits & Overhangs																
Materials	Overhang at school main entry. Wood construction, paint is chipping and peeling away.	Refinish wood, repaint overhang.	2	END	L	Refinish, repaint approx. 175 SF wood overhang @ \$5 = \$875 + MU's						●	●			\$2,858
Sealants & Expansion Joints																
Window / Door Perimeter Sealant	Sealants around door and window perimeters are aged and cracking. In some locations, peeling away entirely.	Remove and replace existing sealant.	2	END	L	Approx. 1,800 LF sealant removal, replacement @ \$3.50 If rout & replace = \$6,300 + MU's						●	●			\$20,540
Building Joint Sealant	Sealants between materials transitions, corners, and around foundation are aged and cracking. In some locations, peeling away entirely.	Remove and replace existing sealant.	2	END	L	Approx. 1,500 LF building sealant removal, replacement @ \$5 w/backer rod required = \$7,500 + MU's						●	●			\$24,448
Roof Assembly & Flashing																
Material, Type, Color	TPO, white.	Budget for replacement at end of service life	3	ESL	L	22,388 SF						●	●			\$875,570
Roof Drains (Covers)	Multiple roof drain covers are either damaged, missing, or clogged.	Replace and clean all roof drain covers.	1	ESL	L	Replace and clear approx. 5 roof drains, roof drain covers, allow \$150 ea = \$750 + MU's						●	●			\$2,447
Roof Ponding	Multiple roof locations where TPO membrane is bubbling up, causing roof ponding in numerous locations. Roof substrate is crunching. Roof mechanical pads to not have crickets at edges, so some ponding is occurring at roof mechanical equipment platforms.	More extensive roofing investigation required. Likely TPO will need to be removed in multiple locations to examine the subsurface. Likely replacement/reinstallation of tapered insulation. Remove TPO membrane around roof mechanical equipment where ponding is occurring, install tapered insulation crickets at edges.	2	END	L	Approx. 3,500 SF roof needs further investigation, removal of TPO membrane and likely removal/reinstallation of tapered installation, roof crickets, allow \$10 sf demo-replace membrane w/tapers & flashing = \$35,000 + MU's						●	●			\$114,068
Gutters and Downspouts																
Splash Block or Tied to Storm Drainage	No splash block at gutter termination.	Provide splash block at gutter termination	0	OB	L	Install (1) splashblock on roof at gutter termination, \$250 + MU's						●	●			\$823
Exterior Stairs and Ladders																
Locations and Materials	Exterior roof ladder to high roof. Ladder is old, rusted, and not safe.	Remove existing rusty roof ladder, replace with new.	1	END	L	Remove existing ladder, replace with new 14' roof ladder, \$1,200 w/demo + MU's						●	●			\$3,920

DISTRICT OFFICE & BAYSIDE LEARNING
Capital Plan Detailed Scope of Work

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Locations and Materials	Exterior metal roof stair is old, rusted, and not safe.	Remove existing metal roof stair unit. Replace with new.	1	END	L	Remove existing metal roof stair unit. Replace with new stair unit. New stair to have 5 risers, 4' x 5' top landing, compliant railings and guardrail, \$5,500 w/demo + MU's						●	●			\$17,930
Locations and Materials	Dilapidated metal roof egress stair attached to alley side of building.	Remove metal egress stair.	0	OB	L	Remove dilapidated metal roof egress stair on side of building, \$650 demo only + MU's						●	●			\$2,122

Total Years 16 -20	\$1,177,419
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Capital Plan Detailed Scope of Work

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LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
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4 - Excellent - New		

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Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations																	
SITE																	
Parking																	
Paving Materials	Bituminous - Good, small areas of failed paving	Repair paving as necessary	2	ESL	S	(5800 SF), shim gravel and patch 3" thickness 5800S.F. @\$1.50								●		\$16,320	
Number of Spaces (Regular & ADA)	26 total spaces including (1 ADA - non-compliant)	Should be 2 ADA spaces given total number of spaces, repaint ADA spaces with compliant aisle dimensions.	1	ESL	S	2 ea ADA spaces @ \$125 ea + \$350 ADA sign ea space = \$1,200 + MU's		●		●						\$2,256	
Parking Striping Condition	Faded - Good	Repaint parking.	2	END	S	520 lf striping @ \$1.50 = \$780 + MU's							●			\$1,465	
Fencing																	
Locations & Materials	Chain link with Security wire.	Restore at pond.	2	ESL	S	(55 LF) 55lf @\$50		●								\$5,161	
Exterior Building Signage																	
Location and Materials	Sign from previous owner.	Remove/replace sign	0	OB	S	1 @\$1000							●			\$1,247	
STRUCTURAL																	
First Floor Construction	Main floor slab-on-grade; forklifts in use; some embedded wood in slab and joints without joint fillers	Rout and re-fill joints to limit damage from hard wheel forklift traffic.	1	END (joints only)	S	2,000 LF Joints route and fill with semi rigid joint filler, \$4 lf to rout & refill \$8,000 + MU's						●	●			\$15,008	
Second Floor Construction	Several storage mezzanines (wood frame). Live load capacities of mezzanines unknown.	Perform engineering analysis and post mezzanine live load capacities	3	ESL	S	Budget \$2,800 for analysis						●	●			\$5,254	
Exterior Wall Construction	A. Masonry belt adjacent to main entry has missing mortar and could use repoint.	Repoint existing joints	2	ESL	S	300 LF repointing, \$7.50 sf repoint = \$2,250 + MU's						●	●			\$4,226	
Additional Observation	Entry stairs with cracking and spalling on walking surfaces and knee walls; repair to eliminate tripping hazards	Patch repair spalls, rout and seal cracks	2	ESL	S	15 lf spalls, \$10 sf infill & blend = \$150 + MU's; 30 lf cracks, \$5 lf rout out and repair = \$150 + MU's ... = TOTALS \$300 + MU's						●	●			\$567	
Additional Observation	Temporary Canopy at rear of building appears unstable and will likely take significant sliding/drifted snow from high roof.	Remove temporary canopy	1	ND (joints onl	S	Size unclear, allow \$1,000 + MU's; foundation removal excluded (unknown)						●	●			\$1,876	
SECURITY																	
Intrusion Alarm System	ADT Residential-grade security alarm control panel	Provide commercial grade security alarm panels integrated with the district-wide network.	2	ESL	S	Assume door contacts on 16 openings and 10 motion detectors	●									\$29,293	
Security Camera System	N/A	Provide web-based security camera system			S	Assume 16 cameras	●									\$17,950	

Total Years 1 - 5	\$100,621
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Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations																	
MECHANICAL																	
Air Handling Unit Systems	Administration AHU (4 years service life left)---Lack of fresh air (OA).	Replace Admin AHU with 5 ton split DX, gas heat with OA ventilation....replace ductwork (2,000 SF)	2	END	L	Replace AHU with ductwork \$/SF + MU's							●	●			\$124,240
Terminal Unit Systems	Gas fired unit heaters	Replace with new horizontal condensing gas fired Uhs (Figure 10 @ 120 MBH)	1	END	L	(10) heaters w/gas piping + MU's							●	●			\$186,360
Exhaust Systems	No central exhaust for toilets	Install (1) 500 CFM rooftop fan	1	OB	L	(1) EF ductwork + MU's							●	●			\$15,530
Automatic Temperature Controls	Limited to T stats for Uhs and AHU -- MUA has DDC	Add DDC for AHU and EF (25 DDC points)	2	OB	L	DDC upgrade \$/SF + MU's							●	●			\$69,885
ELECTRICAL																	
Service	Underground Primary from overhead utility lines to utility-owned padmount transformer. Underground secondary from transformer to main circuit breaker of Panelboard MDP.	Service entrance and equipment will need to be replaced in approximately 20 years	3	ESL	L	Carry complete replacement for 800A 480/277V 3-phase service							●	●			\$86,036
Wiring	(2) 5" primary conduits. Service entrance to building appears to be (2) 4" conduits.		3	ESL	L								●	●			
Equipment	1998 vintage Cutler Hammer Main Distribution Panelboard (MDP). One circuit breaker is marked "spare and six others are currently in the off position, but are marked to indicate that they feed utilization equipment such as aeration blowers and chillers. We suspect that some of these circuit breakers are actually unused.	As a maintenance item, the MDP circuit breaker identification should be updated to reflect only current equipment.	2	ESL	L	Carry \$1,000 + MU's							●	●			\$2,337
Panels	Branch-circuit panels are generally a mix of late 1990's vintage Cutler Hammer panelboards and 2013 vintage Square D panelboards. There is a loadcenter in the electric room that appears to be abandoned, as well as an abandoned 75-kVA transformer in the electric room that appears to have once fed a chiller that has been removed.	Remove abandoned equipment and associated wiring as a maintenance item. Approximately 60% of panels will need to be replaced within 20 years.	2	ESL	L	Carry 60% of value for complete power distribution system replacement for 21,180 sf							●	●			\$79,514
Site Lighting (type & material)	Shoebox style pole mounted fixtures utilizing High-pressure sodium lamps.	Update site lighting to LED fixtures that utilize full cutoff optics	2	END	L	Carry 3 pole lights							●	●			\$41,931
Exterior Building Lighting	Mixture of LED and metal halide wall packs	Update building mounted lighting to LED fixtures as metal halide units fail	2	END	L	Carry (5) wall packs							●	●			\$6,989
Interior Lighting																	
Process Areas	Mix of recessed food service grade lens troffers and Surface and pendant mounted 8' linear vaportight fixtures with T8 fluorescent lamps.		3	ESL	L	Carry complete interior lighting replacement for 21,180 sf							●	●			\$420,708
Offices	Mostly recessed fixtures parabolic lenses and T8 fluorescent lamps. Some incandescent downlights in entrance lobby. T12 lamps were noted in break room.	Update to modern LED luminaires with high-performance optics.	2	END	L								●	●			
Corridors	Surface and pendant mounted 8' linear vaportight fixtures with T8 fluorescent lamps.	Update to modern LED luminaires with high-performance optics.	3	ESL	L								●	●			

CENTRAL KITCHEN
Capital Plan Detailed Scope of Work

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Toilets	Fluorescent with T8 lamps	Update to modern LED luminaires with high-frequency electronic ballasts	3	ESL	L							●	●			
Mech/Storage	Fluorescent with T8 lamps in mechanical rooms. Receiving and warehouse areas have been updated to LED with occupancy sensors.	Update areas with fluorescent luminaires to LED.	3	ESL	L							●	●			
Data System (& Service)	Building is not equipped with fiber optic connectivity from the utility. Data rack is open type in a shared location.	Provide enclosed cabinet to house data equipment.	2	ESL	L	Carry complete telecommunications infrastructure for 21,180sf						●	●			\$49,503
Total Years 6 - 10															\$1,083,033	

CENTRAL KITCHEN
Capital Plan Detailed Scope of Work

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Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations																	
BUILDING INTERIOR																	
General Notes																	
Interior Walls	Painted CMU and GWB	Recommend repaint all CMU and GWB Walls	2	ESL	L	Base on (1) story at 21,180 SF footprint; \$2 sf floor area prep & repaint = \$42,360 + MU's						●	●			\$123,398	
Main Entrance																	
Wall Finish Materials	Painted GWB and fiberglass wall panels	Repaint walls	2	ESL	L	80 SF @ \$1.50 sf prep & repaint + MU's						●	●			\$348	
Door Hardware	Stainless steel, non-ADA compliant exterior pull hardware	Replace exterior door pull hardware	2	OB	L	(1) pair of door pulls @ \$150 ea x 2 = \$300 + MU's				●						\$881	
Main Lobby / Reception																	
Wall Finish Materials	Painted GWB	Repaint walls	2	ESL	L	200 SF @ \$1.50 prep & repaint + MU's						●	●			\$1,026	
Interior Signage																	
Materials	None	Provide ADA compliant signage	-	-	L	25 Signs @ \$75 ea + MU's				●						\$5,468	
Locker Room																	
Ceiling Finish Materials	2x4 ACT - numerous stained tiles	Replace ACT ceiling	1	END	L	150 SF tiles & grid; \$4.25 per sf demo & replace + MU's						●	●			\$1,858	
Lockers	Painted metal vented lockers - worn	Replace lockers with vented solid plastic lockers	1	END	L	(20) full height 6" wide lockers; \$275 ea locker demo & replace = \$5,500 + MU's						●	●			\$16,026	
Door Material (Including Frame & Glazing)	Hollow metal frame and wood veneer doors - corrosion at bottom of frames and door leafs are worn	Repaint frames and replace wood veneer doors	1	END	L	(2) doors; \$125 grind & repaint frame + \$300 new door leaf & reinstall hdwr & \$50 paint door leaf = \$475 x 2 door = \$950 + MU's						●	●			\$2,768	
Staff Room																	
Door Material (Including Frame & Glazing)	Hollow metal frame and wood veneer doors - corrosion at bottom of frames and door leafs are worn	Repaint frames and replace wood veneer doors	1	END	L	(2) doors; \$125 grind & repaint frame + \$300 new door leaf & reinstall hdwr & \$50 paint door leaf = \$475 x 2 doors = \$950 +						●	●			\$2,768	
Administration Office Area																	
Door Material (Including Frame & Glazing)	Painted hollow metal frames and mix of hollow metal and wood veneer doors	Repaint frames and doors	2	ESL	L	(4) frames, (2) doors; \$75 prep & repaint door leaf & \$75 prep & repaint frame = \$450 + MU's						●	●			\$1,316	
Staff Toilets																	
Floor & Base Finish Materials	VCT flooring and rubber base - both are stained and worn	Replace VCT flooring and rubber base	1	END	L	300 SF, \$5 demo-prep-new floor & base = \$1,500 + MU's						●	●			\$4,374	
Toilet Partitions	Painted metal toilet partitions in poor condition and corrosion	Replace toilet partitions with solid plastic toilet compartments	1	END	L	(4) stalls @ \$1,250 demo & replace = \$5,000 + MU's; (2) ADA stalls @ \$1,500 demo & replace = \$3,000 + MU's						●	●			\$23,303	

CENTRAL KITCHEN
Capital Plan Detailed Scope of Work

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Accessories	Accessible toilet compartments missing grab bars	Provide ADA grab bars	1	OB	L	(2) ADA Stalls @ \$400 set w/new wall blocking & patch = \$800 + MU's				●						\$2,332
Receiving																
Wall Finish Materials	Painted GWB - areas of holes and damage	Patch holes in walls and repaint	2	ESL	L	120 SF@ \$10 sf = \$1,200 + MU's, no new blocking behind damage provided						●	●			\$3,503
Wall Finish Materials	Fiberglass wall panels - some damaged panels	Replace damaged fiberglass wall panels	2	ESL	L	150 SF @ \$17.50 sf demo & replace + MU's						●	●			\$7,645
Storage Rooms																
Floor Finish Materials	Mix of sealed and unsealed concrete floors	Seal all concrete floors	2	ESL	L	6,000 SF @ \$2 sf includes light shot blast to clean + MU's						●	●			\$34,955
Staging Area																
Floor Finish Materials	Epoxy flooring and base in fair condition	Recoat epoxy flooring and base	2	END	L	600 SF @ \$12 sf to clean & recoat + MU's						●	●			\$20,981
Wall Finish Materials	Fiberglass wall panels - some areas of wear	Replace worn out fiberglass wall panels	2	END	L	150 SF @ \$17.50 sf demo & replace + MU's						●	●			\$7,645
Door Material (Including Frame & Glazing)	Hollow metal doors and frames - paint is worn	Repaint doors and frames	2	ESL	L	(2) pairs of doors, 3070 assumed, \$150 prep & repaint 3070 + MU's						●	●			\$881
Wash Area																
Floor Finish Materials	Epoxy flooring and base in fair condition	Recoat epoxy flooring and base	2	ESL	L	1,100 SF @ \$12 sf clean & recoat + MU's						●	●			\$38,458
Prep Areas																
Floor Finish Materials	Epoxy flooring and base in fair condition	Recoat epoxy flooring and base	2	ESL	L	3,000 SF @ \$12 sf clean & recoat + MU's						●	●			\$104,865
Service Corridor and Hose Wash Area																
Floor Finish Materials	Epoxy flooring and base in fair condition	Recoat epoxy flooring and base	2	ESL	L	500 SF @ \$12 sf clean & recoat + MU's						●	●			\$17,478
Wall Finish Materials	Fiberglass wall panels - some damage with holes	Replace damaged fiberglass wall panels	2	ESL	L	250 SF @ \$17.50 sf demo & replace + MU's						●	●			\$12,745
Other	Corrosion on (1) exposed steel column	Remove corrosion from column, prime, and repaint	2	ESL	L	40 SF @ \$10 sf scrape-prep-repaint = \$400 + MU's						●	●			\$1,171
Walk-in Cooler and Freezer																
Floor & Base Finish Materials	Sealed concrete floor - fair condition, stained	Reseal concrete floors	2	ESL	L	2,600 SF @ \$2 includes light shotblast & seal + MU's						●	●			\$15,155
Door Material (Including Frame & Glazing)	Plastic doors with painted stl angle frame - some corrosion on frame	Prep and repaint steel angle door frame	2	ESL	L	40 LF assumes 12" total width @ \$10 sf scrape-pre-repaint + MU's						●	●			\$1,171
Total Years 11 - 15																\$452,520

CENTRAL KITCHEN
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Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations																	
																\$0	
BUILDING EXTERIOR																	
Exterior Wall Cladding																	
Spalling, Staining, Efflorescence	Areas of mildew on north elevation	Power wash clean north elevation	2	ESL	L	8,500 SF @ 1.50 per sf = \$12,750 + MU's						●	●			\$19,190	
Exterior Doors - Main Entrance																	
Frame Materials	Painted hollow metal door and frame - some corrosion noted on door and frame	Remove corrosion and repaint door and frame	2	ESL	L	(1) pair of doors and frame @ \$250 per 3070 remove hdwr & scrape-grind & paint = \$500 + MU's						●	●			\$755	
Exterior Doors (not including Main Entry)																	
Materials	Painted hollow metal doors and frames - paint is worn	Repaint exterior doors and frames	2	ESL	L	(11) doors and frames @ \$150 per 3070 prep & repaint = \$1,650 + MU's						●	●			\$2,485	
Sealants & Expansion Joints																	
Window / Door Perimeter Sealant	Material unknown. Joint sealant is in good condition.	At end of service life, remove and replace all sealants	3	ESL	L	500 LF @ \$3.50 per lf remove & recaulk = \$1,750 + MU's						●	●			\$2,635	
Exterior Stairs and Ladders																	
Locations and Materials	Exterior metal handrails/guardrails are corroded	Remove corrosion, prime, and repaint handrails/guardrails	2	ESL	L	50 LF assumes single line wall rail @ \$10 lf prep & repaint = \$500 + MU's						●	●			\$755	
Other Observations																	
Shed	There is a dilapidated wood shed with cooking grill on the north side of the building; presence of the shed is causing mildew on adjacent metal wall panels	Remove shed in its entirety	1	OB	L	No foundation removal included; allowance of \$750 demo & disposal + MU's						●	●			\$1,130	
ELECTRICAL																	
Life Safety																	
Fire Alarm	2013 vintage Siemens FC901 control panel. System complies with ADA and current codes and standards.	Fire alarm system will need to be replaced within 20 years	3	ESL	L	Carry complete system replacement for 21,180 sf		●	●							\$39,900	
Emergency Lighting	Emergnecy battery units with integral and remote heads. Many units utilize LED heads, but some older units that are original to the building remain. There is no emergency lighting at the exterior of exits.	Replace older units as they fail. Provide outdoor emergency lighting at building exits.	2	ESL	L	Carry \$9,000 + MU's		●	●							\$13,545	
															Total Years 16 -20	\$80,395	

GENERAL DISTRICT ITEMS
Capital Plan Detailed Scope of Work

LEGEND		
<u>Condition Level</u> 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	<u>Life Cycle (Age Factor)</u> N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	<u>Action Priority</u> I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

* Note:
All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATING EFFICIENCY	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	

Year 0 (Fiscal Year 2017) - Immediate Recommendations

																\$0
																\$0

Total Year 0 \$0

Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations

Equipment - Administration																
District Phone System	From PPS SIP (Fiscal Year 2018)	District Phone System			S	Budget from PPS CIP (2018)										\$225,000
High School Devices	From PPS SIP (Fiscal Year 2018)	High School Devices			S	Budget from PPS CIP (2018)										\$890,000
High School Devices	From PPS SIP (Fiscal Year 2019)	High School Devices			S	Budget from PPS CIP (2019)										\$890,000
Network Switches	From PPS SIP (Fiscal Year 2019)	Network Switches			S	Budget from PPS CIP (2019)										\$55,000
Elementary School Devices	From PPS SIP (Fiscal Year 2020)	Elementary School Devices			S	Budget from PPS CIP (2020)										\$100,000
Network Switches	From PPS SIP (Fiscal Year 2020)	Network Switches			S	Budget from PPS CIP (2020)										\$100,000
High School Devices	From PPS SIP (Fiscal Year 2020)	High School Devices			S	Budget from PPS CIP (2020)										\$890,000
High School Devices	From PPS SIP (Fiscal Year 2021)	High School Devices			S	Budget from PPS CIP (2021)										\$890,000
Elementary School Devices	From PPS SIP (Fiscal Year 2021)	Elementary School Devices			S	Budget from PPS CIP (2021)										\$100,000
Network Switches	From PPS SIP (Fiscal Year 2021)	Network Switches			S	Budget from PPS CIP (2021)										\$100,000
Elementary School Devices	From PPS SIP (Fiscal Year 2022)	Elementary School Devices			S	Budget from PPS CIP (2022)										\$55,000
Network Switches	From PPS SIP (Fiscal Year 2022)	Network Switches			S	Budget from PPS CIP (2022)										\$65,000
Facilities - School HVAC																
Energy Management Control Upgrades	From PPS SIP (Fiscal Year 2018)	Energy Management Control Upgrades			S	Budget from PPS CIP (2018)										\$50,000
Facilities - School Maintenance																
Engineering for Roofs	From PPS SIP (Fiscal Year 2018)	Engineering for Roofs			S	Budget from PPS CIP (2018)										\$40,000
Pave Multiple School Campuses	From PPS SIP (Fiscal Year 2018)	Pave Multiple School Campuses			S	Budget from PPS CIP (2018)										\$500,000
Major Capital School Construction	From PPS SIP (Fiscal Year 2018)	Major Capital School Construction			S	Budget from PPS CIP (2018)										\$40,000
Pave Multiple School Campuses	From PPS SIP (Fiscal Year 2019)	Pave Multiple School Campuses			S	Budget from PPS CIP (2019)										\$250,000
Pave Multiple School Campuses	From PPS SIP (Fiscal Year 2020)	Pave Multiple School Campuses			S	Budget from PPS CIP (2020)										\$250,000
Engineering for Roofs	From PPS SIP (Fiscal Year 2021)	Engineering for Roofs			S	Budget from PPS CIP (2021)										\$25,000
Vehicles - Transportation																
Replacement School Bus	From PPS SIP (Fiscal Year 2018)	Replacement School Bus			S	Budget from PPS CIP (2018)										\$164,000
Replacement School Bus	From PPS SIP (Fiscal Year 2019)	Replacement School Bus			S	Budget from PPS CIP (2019)										\$150,000
Replacement School Bus	From PPS SIP (Fiscal Year 2022)	Replacement School Bus				Budget from PPS CIP (2022)										\$508,065

Total Years 1 - 5 \$6,337,065

Years 6 - 10 (Fiscal Years 2023 - 2027) - Short Term Recommendations

																\$0
																\$0

Total Years 6 - 10 \$0

Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations

																\$0
																\$0

Total Years 11 - 15 \$0

GENERAL DISTRICT ITEMS
Capital Plan Detailed Scope of Work

LEGEND		
<u>Condition Level</u> 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	<u>Life Cycle (Age Factor)</u> N - New / Recent ESL - w/in Expected Service Life END - Nearing End of Service Life OB - Obsolete	<u>Action Priority</u> I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

* Note:
All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

			SEE LEGEND			EVALUATION CRITERIA										
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATING EFFICIENCY	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	* OPINION OF PROBABLE COST

Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations																
																\$0
																\$0

Total Years 16 - 20	\$0
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Public Comment - Orders 146 & 147 - 24/25: Failure to File Notice & No Debt Issuance Since Last CIP Approval

George Rheault via portlandmaine.gov

Attachments

Sun, Apr 13, 12:00 PM (23 hours ago)

to Public

See Failure to File Notice. Very sloppy (both the failure to file as well as the incorrect date of the notice itself).

Also, why did the Finance Committee not bother to get briefed on why NONE of the debt authorized in the spring of 2024 has been issued yet?

It is all well for the City Manager to be somewhat coy about market timing and the specific dates of anticipated debt issuances, BUT the City Council should be getting regular updates about general timing.

The main question though is HOW DID THE CITY PAY FOR CAPITAL PROJECTS WITHOUT ISSUING NEW DEBT SINCE 2023?

CITY OF PORTLAND, MAINE FAILURE TO FILE NOTICE

Pursuant to its Continuing Disclosure Agreements, the City of Portland is filing a *Failure to File Notice* for failing to file annual financial information and certain operating data for the fiscal years ending June 30, 2021, 2022, 2023 and 2024.

The City has filed its annual comprehensive financial report and selected operating data for the fiscal years June 30, 2021, 2022, 2023 and 2024 on a timely basis; however, due to technical issues those filings were not linked to all applicable CUSIP's; specifically, those CUSIPs associated with general obligation bonds issued in 2021, 2022 and 2023.

The City has made corrective filings as of April 11, 2025 which provide the complete financial and operating data required for the annual disclosure filing for each of the above-referenced fiscal years.

Filed on: April 21, 2025

MEMORANDUM
City Council Agenda Item

FROM:

DATE: March 18, 2025

SUBJECT: Order 147-24/25 Authorizing General Obligation Bonds to Finance a Portion of the City's Fiscal Year FY26 Capital Improvement Program in an Amount Not to Exceed \$30,370,000 - Sponsored by the Finance Committee, April Fournier, Chair

SPONSOR: The Mayor, City Manager, City Clerk, Corporation Counsel, the Planning Board, or up to three (3) members of the Council shall sponsor any orders or other items. If sponsored by a Council Committee, please include the date the committee met and the results of the vote.

(If sponsored by a Council committee, include the date the committee met and the results of the vote.)

COUNCIL MEETING DATE ACTION IS REQUESTED:

1st Reading

**Final
Action**

Can action be taken at a later date: No If action cannot be taken at a later date, please explain why. Do NOT write yes or no; that will be automatically generated by the checkbox.

Does this item involve a new contract with the City: No

PRESENTATION: Please list the presenter(s), type, and length of presentation

I. SUMMARY

II. AGENDA DESCRIPTION

The Finance Committee voted on March 27, 2025 to recommend passage of this item, vote (3-0).

This is a companion order to the bond authorization order above.

This item must be read on two separate days. It received its first reading on March 17. Seven affirmative votes are required for passage after public comment.

III. BACKGROUND

Background information that will not appear in the Agenda Description

IV. INTENDED RESULT AND/OR COUNCIL GOAL ADDRESSED

V. FINANCIAL IMPACT

Please indicate whether or not there is a financial impact. Please note that per Council Rule 12, this form must have "a separate fiscal impact statement memo attached if the impact of the item is \$50,000 or more in a given fiscal year. This memo shall include details and information describing the fiscal impact including, but not limited to, projected costs, revenues or savings over a three (3) year period and/or any potential impacts on the City tax levy."

VI. STAFF ANALYSIS AND BACKGROUND

Staff Analysis that will not appear in the Agenda Description.

VII. RECOMMENDATION

VIII. LIST ATTACHMENTS

1. Order 147-24-25
2. Bullett Amendment 1 to Order 147-24-25
3. Public Comment - Orders 146 & 147

Prepared by:

Date: 03/18/2025

MARK DION (MAYOR)
PIOUS ALI (A/L)
APRIL D. FOURNIER(A/L)
BENJAMIN GRANT (A/L)

**CITY OF PORTLAND
IN THE CITY COUNCIL**

SARAH MICHNIEWICZ (1)
WESLEY PELLETIER (2)
REGINA L. PHILLIPS (3)
ANNA BULLETT (4)
KATE SYKES (5)

**ORDER AUTHORIZING GENERAL OBLIGATION BONDS
TO FINANCE A PORTION OF THE CITY'S FISCAL YEAR FY26 CAPITAL IMPROVEMENT PROGRAM IN AN
AMOUNT NOT TO EXCEED \$30,370,000**

FOLLOWING a public hearing of the City Council of the City of Portland, Maine, held upon due notice pursuant to Article VII, Section 9 of the City Charter, **IT IS HEREBY ORDERED THAT:**

There is hereby authorized and approved a borrowing by the City of Portland in the aggregate principal amount not to exceed Thirty Million Three Hundred Seventy Thousand Dollars (\$30,370,000), such borrowing to be evidenced by the City's general obligation bonds (the "Bonds") and temporary notes in anticipation thereof (the "Notes), to finance the items identified in the City's FY26 Capital Improvement Program attached hereto as Exhibit A and all other costs (as defined herein) related and ancillary thereto (the "Projects").

BE IT FURTHER ORDERED:

1. That the Bonds and Notes shall be executed in the name of and on behalf of the City by the Director of Finance and the Mayor, either or both of whose signatures may be by facsimile to the extent permitted by law, and shall bear the City seal thereon, attested by its Clerk.
2. That the Director of Finance is hereby authorized, in the name of and on behalf of the City of Portland, to prepare, issue, and sell such Bonds and Notes through a public offering (on a competitive or negotiated basis or a combination thereof) or a private placement, or a combination thereof, and such Bonds may be issued in serial form or as term bonds, or some combination thereof, may be issued as physical certificates or in book-entry form pursuant to the Depository Trust Company Book-Entry Only System, and may issued at one time or from time to time, as one or more separate bond issues, all as the Director of Finance shall determine to be appropriate in his sole discretion.
3. That the Director of Finance is hereby authorized, in the name of and on behalf of the City, to establish, determine and approve the form, dates, maturities (not to exceed the maximum term permitted by law), denominations, interest rates, payment dates, provisions for early redemption, with or without a premium, and all other details, such establishment, determination and approval to be conclusively evidenced by the execution thereof.
4. That the Director of Finance is hereby authorized, in the name of and on behalf of the City, to do or cause to be done all such acts and things, including to select a financial advisor, underwriter, or paying agent /registrar for the Bonds and Notes, to approve, execute and deliver all contracts, loan agreements, investment agreements, tax compliance agreements or arbitrage certificates, closing certificates, instruments, Preliminary Official Statement, Official Statement or other offering document, a Letter of Representation necessary to qualify the Bonds or Notes for the Depository Trust Company Book-Entry Only System, continuing disclosure agreements, and such other documents, agreements and closing certificates (the "Bond Documents"), as may be necessary or desirable, in connection with the financing

of the Projects, the offering, sale, issuance, and delivery of the Bonds and Notes, and the investment of the proceeds thereof, which Bond Documents may be in such form and contain such terms and provisions including, without limitation, the waiving of the City's sovereign or governmental immunity with respect to the enforceability of any of the forgoing, which waiver of sovereign or governmental immunity is hereby authorized, confirmed and approved, and such other details as he shall establish, determine and approve, such establishment, determination and approval to be conclusively evidenced by his execution thereof.

5. That if the Bonds or Notes, or any part of them, are issued on a tax-exempt basis, the Director of Finance is hereby authorized, in the name of and on behalf of the City, to covenant and certify that:

- (A) No part of the Projects shall be used directly or indirectly, in a manner that would cause the Bonds or Notes to be "private activity bonds" within the meaning of Section 141 of the Internal Revenue Code of 1986, as amended (the "Code"), and that no part of the proceeds of the Bonds and Notes shall be used directly or indirectly to acquire any securities or obligations, the acquisition of which or the investment yield on which would cause such Bonds or Notes to be "arbitrage bonds" within the meaning of Section 148 of the Code; and
- (B) The City will file any required reports and take any other action that may be necessary to insure that interest on the Bonds and Notes will remain exempt from federal income taxation, and that the City will refrain from any action that would cause interest on the Bonds or Notes to be subject to federal income taxation.

6. That the term "cost" or "costs" as used herein and applied to the Projects, or any portion thereof, includes, but is not limited to (1) the cost to purchase, acquire, design, construct, renovate, improve, furnish and equip the Projects, or any portion thereof; (2) the cost of land, easements and other real property interests, landscaping and site preparation, including demolition and environmental remediation work on any existing building or structure and on the property where the Projects are located, utility extensions and site improvements, and all appurtenances and other fixtures, facilities, buildings and structures either on, above, or under the ground which are used or usable in connection with the Project; (3) the cost of feasibility studies, surveys, environmental studies and assessments, engineering, plans and specifications, legal and other professional services associated with the Project; (4) issuance costs, including premiums for insurance, capitalized interest and other fees and expenses relating to the issuance and delivery of the Bonds and Note; and (5) other costs of the Projects ancillary or related to the foregoing costs.

7. That if the actual cost of any Project differs from the estimated cost on the attached Exhibit A, whether due to completion, delay or abandonment of such Project or for any other reason, the Director of Finance is hereby authorized, in the name of and on behalf of the City, in his discretion, to reallocate proceeds of the Bonds and Notes to any other Project listed on the attached Exhibit A, or to any other project or improvement that the City Council has approved or may in the future approve as part of the City's annual capital improvement plan.

8. That if the Director of Finance, Mayor or Clerk are for any reason unavailable to approve and execute the Bonds or Notes or any other Bond Document necessary or convenient to the issuance, execution and delivery of the Bonds or Notes, the person or persons then acting in such capacity, whether on an interim or acting basis, as an assistant, a deputy, or otherwise, is authorized, in the name of and on behalf of the City, to act for such official with the same force and effect as if such official had performed such act.

9. That if any of the officers or officials of the City who have signed or sealed the Bonds or Notes shall cease to be such officers or officials before the Bonds or Notes so signed and sealed shall have been actually authenticated or delivered by the City, such Bonds or Notes nevertheless may be authenticated, issued, and delivered with the same force and effect as though the person or persons who signed or sealed such Bonds or Notes had not ceased to be such officer or official; and also any such bonds or notes may be signed and sealed on behalf of the City by those persons who, at the actual date of the execution of such Bonds or Notes, shall be the proper officers and officials of the City, although at the nominal date of such Bonds or Notes any such person shall not have been such officer or official.

10. That to the extent not payable from other funds, an amount sufficient for the payment of the annual payments of principal and interest on the Bonds or any Notes issued hereunder shall be included in the tax levy of each year until the debt represented by said Bonds or Notes is extinguished.

11. That if any of the Bonds or Notes are issued through the State of Maine Clean Water Revolving Loan Fund (CWSRF), the following resolutions required by Section C(4)(e) of the CWSRF Rules, Chapter 595 (the "SRF Regulations"), administered by the Department of Environmental Protection and the Maine Municipal Bond Bank (the "Bond Bank"), be and hereby are adopted:

- a. That a Project Account shall be created for the Projects which shall be separate from all other accounts of the City. If operating revenues are to be used to retire the debt, a sub-account will be established;
- b. That the Project Account shall be maintained in accordance with standards set forth by the Bond Bank and in accordance with generally accepted government account standards;
- c. That a final accounting shall be made to the Bond Bank of the total cost of each Project upon completion of the Project performance certification as set out in Section G(3) of the SRF Regulations and the City acknowledges that the Bond Bank reserves the right at its sole discretion to be provided with a cost certification of the Project as built;
- d. That an annual audit of the City, prepared by a certified public accountant or licensed public accountant be provided to the Bond Bank for the term of the loan;
- e. That the City shall maintain insurance coverage on the Projects in an amount adequate to protect the Bond Bank's interest for the term of the loan with the Bond Bank named as loss payee;
- f. That the City will comply with any special conditions specified by the Department of Environmental Protection's environmental determination until all financial obligations to the State have been discharged;
- g. That the City certify to the Bond Bank that it has secured all permits, licenses and approvals necessary and that it has a dedicated source of revenue for repayment;
- h. That the City establish a rate, charge or assessment schedule in order to pay principal and interest. Such rate change or schedule shall provide total operations and debt service coverage at a level at which the coverage for the Bond Bank is sufficient;

- i. That the City must demonstrate the ability to pay reasonably anticipated costs of operating and maintaining the financed Project; and
- j. That the City abide by the SRF Regulations, as revised and amended and relevant State statutes of the State of Maine.

12. That while any of the Bonds (or bonds issued to refund such Bonds) are outstanding, the Director of Finance is hereby authorized, in the name of and on behalf of the City, to issue and deliver refunding bonds to refund, on either a current or advance refunding basis,

13. some or all of the bonds then outstanding, and to establish, determine and approve the time of the sale, award and settlement of such refunding bonds, the form, date, maturities (not to exceed the maximum term permitted by law), denominations, interest rates, payment dates, and all other details of such refunding bonds, and to provide that any of such refunding bonds may be made subject to call for redemption, with or without premium, such establishment, determination and approval to be conclusively evidenced by his execution thereof, and to execute and deliver, in the name of and on behalf of the City, such additional Bond Documents as may be reasonable or necessary with respect to such refunding, and each refunding bond issued hereunder shall be signed in the same manner as the Bonds.

14. That the City may pay certain costs of the Projects prior to the issuance of the Bonds and Notes (referred to as "original expenditures"); to that end, the City hereby declares its official intent to reimburse itself for such original expenditures from the proceeds of such bonds and notes, and this Resolution shall constitute the City's declaration of official intent pursuant to Treasury Regulation §1.150-2.

FY26 Capital Improvement Program New Project Authorizations & Funding Sources
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Exhibit A

		FY26 CIP	New Bond	
		Appropriation	Authorization	Other Funding
<u>GENERAL FUND PROJECTS</u>				
<u>EQUIPMENT</u>				
Fire Department	Self Contained Breathing Apparatus (SCBA) Replacement	\$800,000	\$800,000	
Parks-Rec-Facilities	Tractor - Kubota M5660SU	\$65,000	\$65,000	
Parks-Rec-Facilities	PTO Mower Groundmaster 1200 series	\$40,000	\$40,000	
Parks-Rec-Facilities	TORO Pro Core 864 Turf Aerator	\$45,000	\$45,000	
Parks-Rec-Facilities	Forklift, Electric - 5K	\$65,000	\$65,000	
Parks-Rec-Facilities	Backhoe / Loader, Wheeled	\$130,000	\$130,000	
Police Department	Barriers for Outdoor Events	\$160,000		\$160,000 (5)
Police Department	Night vision for SRT	\$170,000		\$170,000 (5)
Public Works	Bobcat / Tool Cat	\$110,000	\$110,000	
Public Works	30 Each APX 1500 Enhanced Vehicle Radios	\$105,000	\$105,000	
Public Works	Crane, Bridge, 4 Ton	\$235,000	\$235,000	
Public Works	Table, Plasma Cutting	\$45,000	\$45,000	
Public Works	Backhoe Loader with Extend-a-hoe / Bucket with Thumb / 4X4	\$165,000		\$165,000 (4)
Information Tech.	Datacenter Storage Expansion	\$110,000	\$110,000	
<u>FACILITIES & INFRASTRUCTURE</u>				
Fire Department	New Sprinkler System at Cummings Center/ Munjoy Fire Station	\$220,000	\$220,000	
Health-Human Serv.	HVAC/Chiller Air Stack Replacement	\$210,000	\$210,000	
Health-Human Serv.	Barron Center 3rd and half of the 2nd floor hallway and patient rooms	\$225,000	\$225,000	
Health-Human Serv.	Elevator Replacement	\$255,000	\$255,000	
Parking	Elm Street Garage - Capital Maintenance	\$175,000	\$175,000	
Parking	Spring Street Garage - Capital Maintenance	\$335,000	\$335,000	
Parks-Rec-Facilities	City Hall/Merrill Boiler replacement	\$800,000	\$800,000	
Parks-Rec-Facilities	Replace field house HVAC units	\$360,000	\$360,000	
Parks-Rec-Facilities	Paint Dome Ceiling and Replace Sprinkler Heads	\$430,000	\$430,000	
Parks-Rec-Facilities	Hadlock Field Elevator Modernization	\$125,000	\$125,000	
Parks-Rec-Facilities	Café Ventilation system	\$90,000	\$90,000	
Parks-Rec-Facilities	Replacement Electronic Signs for Ice Arena and Expo	\$85,000	\$85,000	
Parks-Rec-Facilities	Golf Course Improvements	\$150,000	\$150,000	
Parks-Rec-Facilities	Merrill Loading Dock Engineering (dock access and bus parking)	\$50,000		\$50,000 (6)
Parks-Rec-Facilities	Merrill Auditorium Seating Replacement	\$100,000		\$100,000 (6)
Parks-Rec-Facilities	Cart Barn Engineering & Design	\$50,000		\$50,000 (3)
Parks-Rec-Facilities	Pile Jackets - OG	\$225,000		\$225,000 (2)
Parks-Rec-Facilities	On going pile/pier work at OG and P.O.T	\$250,000		\$250,000 (2)
Parks-Rec-Facilities	Pier Deck Replacement (engineering)	\$50,000		\$50,000 (2)
Parks-Rec-Facilities	Dougherty Field Reconstruction	\$925,000	\$925,000	
Parks-Rec-Facilities	Deering Oaks Pond Wall Reconstruction - Phase I	\$1,640,000	\$1,640,000	
Parks-Rec-Facilities	Stroudwater Pedestrian Bridge Installation	\$160,000		\$160,000 (1)
Parks-Rec-Facilities	Will's Playground Design (Eastern Prom)	\$200,000		\$200,000 (3)
Parks-Rec-Facilities	Stone Street Playground Upgrade & Splashpad Erosion Issues	\$450,000		\$450,000 (2)
Parks-Rec-Facilities	City Facilities Master Plan - Including Fire Stations	\$325,000		\$325,000 (3)
Planning-Urban Dev.	West Commercial Street Pathway - Phase III	\$50,000	\$50,000	
Planning-Urban Dev.	Comprehensive Transportation Plan	\$375,000	\$375,000	
Portland Public Library	Roof Replacement, Continued HVAC, Lighting	\$955,000	\$955,000	
Public Works	Forest Avenue: (Woodford/Revere to Bedford)	\$100,000	\$100,000	
Public Works	Asset Management Plan	\$200,000		\$200,000 (4)
Public Works	East Deering Erosion Rehabilitation	\$350,000		\$350,000 (4)
Public Works	Cliff Island Seawall Erosion Rehabilitation	\$1,000,000		\$1,000,000 (4)
Public Works	Great Diamond Island Erosion Rehabilitation	\$1,500,000		\$1,500,000 (4)
Public Works	Peaks Island Erosion Rehabilitation	\$2,500,000		\$2,500,000 (4)
Public Works	Cliff Island Barge Landing Erosion Rehabilitation	\$450,000	\$450,000	
Public Works	Islands Improvement Program	\$250,000	\$250,000	
<u>SCHOOL DEPARTMENT FACILITIES</u>				
Portland Public Schools	HVAC unit 1	\$250,000	\$250,000	
Portland Public Schools	Small roof replacement	\$100,000	\$100,000	
Portland Public Schools	Provide secure entrance and ADA accessible front entrance	\$350,000	\$350,000	
Portland Public Schools	Phase 2 Masonry repairs	\$500,000	\$500,000	
Portland Public Schools	Window replacement	\$300,000	\$300,000	
Portland Public Schools	Roof Replacement	\$200,000	\$200,000	
Portland Public Schools	Pavement/Asphalt replacement and repairs	\$350,000	\$350,000	
Portland Public Schools	Exterior lighting	\$50,000	\$50,000	
Portland Public Schools	Roof replacement	\$300,000	\$300,000	
Portland Public Schools	Roof replacement	\$600,000	\$600,000	

PUBLIC WORKS / TRANSPORTATION

Planning-Urban Dev.	Parkside to PTC Pathways Project - Union Branch	\$50,000	\$50,000	
Public Works	PACTS UPI Match	\$650,000	\$650,000	
Public Works	ADA Compliance Program	\$500,000	\$500,000	
Public Works	Sidewalk Rehabilitation Program	\$1,750,000	\$1,750,000	
Public Works	Transportation Outcomes in Association with Water Resources Projects	\$300,000	\$300,000	
Public Works	Arterial Crossing Program	\$300,000		\$300,000 (1)
Public Works	Bike Facility Safety Improvements (BBI Program)	\$100,000		\$100,000 (3)
Public Works	Traffic Calming/Street Safety Initiatives	\$150,000		\$150,000 (3)
Public Works	Libbytown Neighborhood Renewal Project	\$800,000	\$800,000	
Public Works	Bramhall Square Reconstruction	\$75,000	\$75,000	
Public Works	Gorham's Corner Mini Roundabout	\$250,000	\$250,000	
Public Works	Franklin Street Design Update	\$250,000		\$250,000 (1)
Public Works	Dana & Wharf Street Reconstruction	\$75,000		\$75,000 (2)
Public Works	DOT Paving Matches	\$800,000	\$800,000	
Public Works	PACTS Collector Paving	\$650,000	\$650,000	
Public Works	Pavement Preservation Program	\$2,000,000	\$2,000,000	
Public Works	City Retaining Wall Repairs	\$100,000	\$100,000	
Information Tech.	Traffic Network Switches	\$125,000	\$125,000	
Public Works	High-Speed Communications for Signal Corridors and Improved Coordination	\$150,000		\$150,000 (1)
Public Works	Traffic Signals Upgrade Program	\$600,000		\$600,000 (1)
Public Works	PACTS RTMS - Regional Signals, Communications, and Match Money	\$25,000		\$25,000 (1)
Public Works	Traffic Signal Upgrades with Paving Programs	\$175,000		\$175,000 (3)
Public Works	Marginal Way Signal Upgrades	\$75,000		\$75,000 (2)

FLEET VEHICLES

Parks-Rec-Facilities	0.75T Pick Up, Reg Cab, 4X4, Long Bed (USED)	\$40,000	\$40,000	
Public Works	Small PU - Ford Ranger or Like w/ Plow	\$50,000	\$50,000	
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Fire Department	Complete Ambulance / NEW - AMB	\$500,000	\$500,000	
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Parks-Rec-Facilities	0.5T Pickup Crew Cab 4X4	\$50,000	\$50,000	
Parks-Rec-Facilities	0.75T Utility / Cargo Van	\$50,000	\$50,000	
Parks-Rec-Facilities	1.0T Dump Truck w/ Plow Set Up	\$110,000		\$110,000 (4)
Police Department	03 EA K9 Cars	\$125,000	\$125,000	
Police Department	05 EA Patrol Cars	\$290,000		\$290,000 (4)
Public Works	1.5-2T (F450-550) Dump Body -drop down sides, straight plow, stainless sander	\$160,000	\$160,000	
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Public Works	Packer, Refuse Full Size	\$365,000		\$365,000 (4)
Public Works	1.0T Dump Truck w/ Plow and Sander	\$130,000		\$130,000 (4)
Sub-Total - GF CIP		\$33,555,000	\$22,855,000	\$10,700,000
	Public Art	50,000	50,000	
	Land Bank	50,000	50,000	
Sub-Total - General Fund Projects		\$33,655,000	\$22,955,000	\$10,700,000

SEWER & STORMWATER **ENTERPRISE FUND PROJECTS (6)**

Public Works	CMOM - Inflow and Infiltration Phase 3 Mitigation	\$1,100,000	\$1,100,000	
Public Works	Sewer Collection System Repairs, Rehabilitation and Improvements	\$500,000	\$500,000	
Public Works	CSO- #26 Sewershed	\$250,000	\$250,000	
Public Works	CSO- Close CSO #42	\$500,000	\$500,000	
Public Works	CSO- Downtown District Sewer Separation	\$600,000	\$600,000	
Public Works	Pavement Preservation Program - Utility costs	\$400,000	\$400,000	
Public Works	Pump Station Generator	\$150,000	\$150,000	
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Public Works	Stormwater Collection System Repairs, Rehabilitation and Improvements	\$500,000	\$500,000	
Public Works	Green Infrastructure	\$400,000	\$400,000	
Public Works	Palmer Ave Detention Basin Upgrade (Dole Brook Stormwater Improvement)	\$375,000	\$375,000	
Public Works	Rand Road Culvert	\$1,800,000	\$1,800,000	
Public Works	Skid Steerer	\$150,000	\$150,000	
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Public Works	Pickup Truck - Compliance Section Field Work	\$50,000	\$50,000	
Sub-Total - Enterprise Fund Projects		\$7,415,000	\$7,415,000	
TOTAL		\$41,070,000	\$30,370,000	\$10,700,000

TOTAL APPROPRIATION AND FUNDING SOURCES

(1) Impact Fees	\$1,485,000
(2) TIF Funding	\$1,125,000
(3) Prior CIP Reallocation	\$1,000,000
(4) Unassigned Fund Balance	\$6,610,000
(5) Asset Forfeiture	\$330,000
(6) Merrill Improvement Funds	\$150,000
(7) New borrowing (Enterprise Fund Debt Projects)	\$7,415,000
ALL OTHER New Borrowing (General Fund Projects)	\$22,855,000
TOTAL	\$41,070,000

**AMENDMENT 1 TO ORDER 147-24/25
PREPARED BY CORPORATION COUNSEL
FOR COUNCILOR BULLETT
RE: BACK COVE STAIRCASE REPAIRS**

**ORDER AUTHORIZING GENERAL OBLIGATION BONDS
TO FINANCE A PORTION OF THE CITY'S FISCAL YEAR FY26 CAPITAL IMPROVEMENT PROGRAM IN AN
AMOUNT NOT TO EXCEED \$30,535,000~~\$30,370,000~~**

FOLLOWING a public hearing of the City Council of the City of Portland, Maine, held upon due notice pursuant to Article VII, Section 9 of the City Charter, **IT IS HEREBY ORDERED THAT:**

There is hereby authorized and approved a borrowing by the City of Portland in the aggregate principal amount not to exceed Thirty Million Five Hundred Thirty-Five Thousand~~Thirty Million Three Hundred Seventy Thousand~~ Dollars (\$30,535,000~~\$30,370,000~~), such borrowing to be evidenced by the City's general obligation bonds (the "Bonds") and temporary notes in anticipation thereof (the "Notes), to finance the items identified in the City's FY26 Capital Improvement Program attached hereto as Exhibit A and all other costs (as defined herein) related and ancillary thereto (the "Projects").

...

		FY26 CIP	New Bond	
		Appropriation	Authorization	Other Funding
<u>GENERAL FUND PROJECTS</u>				
<u>EQUIPMENT</u>				
Fire Department	Self Contained Breathing Apparatus (SCBA) Replacement	\$800,000	\$800,000	
Parks-Rec-Facilities	Tractor - Kubota M5660SU	\$65,000	\$65,000	
Parks-Rec-Facilities	PTO Mower Groundmaster 1200 series	\$40,000	\$40,000	
Parks-Rec-Facilities	TORO Pro Core 864 Turf Aerator	\$45,000	\$45,000	
Parks-Rec-Facilities	Forklift, Electric - 5K	\$65,000	\$65,000	
Parks-Rec-Facilities	Backhoe / Loader, Wheeled	\$130,000	\$130,000	
Police Department	Barriers for Outdoor Events	\$160,000		\$160,000 (5)
Police Department	Night vision for SRT	\$170,000		\$170,000 (5)
Public Works	Bobcat / Tool Cat	\$110,000	\$110,000	
Public Works	30 Each APX 1500 Enhanced Vehicle Radios	\$105,000	\$105,000	
Public Works	Crane, Bridge, 4 Ton	\$235,000	\$235,000	
Public Works	Table, Plasma Cutting	\$45,000	\$45,000	
Public Works	Backhoe Loader with Extend-a-hoe / Bucket with Thumb / 4X4	\$165,000		\$165,000 (4)
Information Tech.	Datacenter Storage Expansion	\$110,000	\$110,000	
<u>FACILITIES & INFRASTRUCTURE</u>				
Fire Department	New Sprinkler System at Cummings Center/ Munjoy Fire Station	\$220,000	\$220,000	
Health-Human Serv.	HVAC/Chiller Air Stack Replacement	\$210,000	\$210,000	
Health-Human Serv.	Barron Center 3rd and half of the 2nd floor hallway and patient rooms	\$225,000	\$225,000	
Health-Human Serv.	Elevator Replacement	\$255,000	\$255,000	
Parking	Elm Street Garage - Capital Maintenance	\$175,000	\$175,000	
Parking	Spring Street Garage - Capital Maintenance	\$335,000	\$335,000	
Parks-Rec-Facilities	City Hall/Merrill Boiler replacement	\$800,000	\$800,000	
Parks-Rec-Facilities	Replace field house HVAC units	\$360,000	\$360,000	
Parks-Rec-Facilities	Paint Dome Ceiling and Replace Sprinkler Heads	\$430,000	\$430,000	
Parks-Rec-Facilities	Hadlock Field Elevator Modernization	\$125,000	\$125,000	
Parks-Rec-Facilities	Café Ventilation system	\$90,000	\$90,000	
Parks-Rec-Facilities	Replacement Electronic Signs for Ice Arena and Expo	\$85,000	\$85,000	
Parks-Rec-Facilities	Golf Course Improvements	\$150,000	\$150,000	
Parks-Rec-Facilities	Merrill Loading Dock Engineering (dock access and bus parking)	\$50,000		\$50,000 (6)
Parks-Rec-Facilities	Merrill Auditorium Seating Replacement	\$100,000		\$100,000 (6)
Parks-Rec-Facilities	Cart Barn Engineering & Design	\$50,000		\$50,000 (3)
Parks-Rec-Facilities	Pile Jackets - OG	\$225,000		\$225,000 (2)
Parks-Rec-Facilities	On going pile/pier work at OG and P.O.T	\$250,000		\$250,000 (2)
Parks-Rec-Facilities	Pier Deck Replacement (engineering)	\$50,000		\$50,000 (2)
Parks-Rec-Facilities	Dougherty Field Reconstruction	\$925,000	\$925,000	
Parks-Rec-Facilities	Deering Oaks Pond Wall Reconstruction - Phase I	\$1,640,000	\$1,640,000	
Parks-Rec-Facilities	Stroudwater Pedestrian Bridge Installation	\$160,000		\$160,000 (1)
Parks-Rec-Facilities	Will's Playground Design (Eastern Prom)	\$200,000		\$200,000 (3)
Parks-Rec-Facilities	Stone Street Playground Upgrade & Splashpad Erosion Issues	\$450,000		\$450,000 (2)
Parks-Rec-Facilities	City Facilities Master Plan - Including Fire Stations	\$325,000		\$325,000 (3)
Parks-Rec-Facilities	<u>Back Cove Staircase Repairs</u>	<u>\$165,000</u>		<u>\$325,000 (3)</u>
Planning-Urban Dev.	West Commercial Street Pathway - Phase III	\$50,000	\$50,000	
Planning-Urban Dev.	Comprehensive Transportation Plan	\$375,000	\$375,000	
Portland Public Library	Roof Replacement, Continued HVAC, Lighting	\$955,000	\$955,000	
Public Works	Forest Avenue: (Woodford/Revere to Bedford)	\$100,000	\$100,000	
Public Works	Asset Management Plan	\$200,000		\$200,000 (4)
Public Works	East Deering Erosion Rehabilitation	\$350,000		\$350,000 (4)
Public Works	Cliff Island Seawall Erosion Rehabilitation	\$1,000,000		\$1,000,000 (4)
Public Works	Great Diamond Island Erosion Rehabilitation	\$1,500,000		\$1,500,000 (4)
Public Works	Peaks Island Erosion Rehabilitation	\$2,500,000		\$2,500,000 (4)
Public Works	Cliff Island Barge Landing Erosion Rehabilitation	\$450,000	\$450,000	
Public Works	Islands Improvement Program	\$250,000	\$250,000	
<u>SCHOOL DEPARTMENT FACILITIES</u>				
Portland Public Schools	HVAC unit 1	\$250,000	\$250,000	
Portland Public Schools	Small roof replacement	\$100,000	\$100,000	
Portland Public Schools	Provide secure entrance and ADA accessible front entrance	\$350,000	\$350,000	
Portland Public Schools	Phase 2 Masonry repairs	\$500,000	\$500,000	
Portland Public Schools	Window replacement	\$300,000	\$300,000	
Portland Public Schools	Roof Replacement	\$200,000	\$200,000	
Portland Public Schools	Pavement/Asphalt replacement and repairs	\$350,000	\$350,000	
Portland Public Schools	Exterior lighting	\$50,000	\$50,000	
Portland Public Schools	Roof replacement	\$300,000	\$300,000	
Portland Public Schools	Roof replacement	\$600,000	\$600,000	

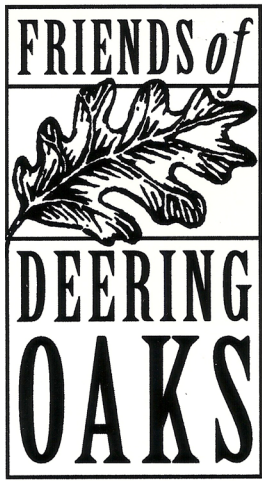
PUBLIC WORKS / TRANSPORTATION

Planning-Urban Dev.	Parkside to PTC Pathways Project - Union Branch	\$50,000	\$50,000		
Public Works	PACTS UPI Match	\$650,000	\$650,000		
Public Works	ADA Compliance Program	\$500,000	\$500,000		
Public Works	Sidewalk Rehabilitation Program	\$1,750,000	\$1,750,000		
Public Works	Transportation Outcomes in Association with Water Resources Projects	\$300,000	\$300,000		
Public Works	Arterial Crossing Program	\$300,000		\$300,000	(1)
Public Works	Bike Facility Safety Improvements (BBi Program)	\$100,000		\$100,000	(3)
Public Works	Traffic Calming/Street Safety Initiatives	\$150,000		\$150,000	(3)
Public Works	Libbytown Neighborhood Renewal Project	\$800,000	\$800,000		
Public Works	Bramhall Square Reconstruction	\$75,000	\$75,000		
Public Works	Gorham's Corner Mini Roundabout	\$250,000	\$250,000		
Public Works	Franklin Street Design Update	\$250,000		\$250,000	(1)
Public Works	Dana & Wharf Street Reconstruction	\$75,000		\$75,000	(2)
Public Works	DOT Paving Matches	\$800,000	\$800,000		
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Public Works	Traffic Signals Upgrade Program	\$600,000		\$600,000	(1)
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Parks-Rec-Facilities	1.0T Dump Truck w/ PlowSet Up	\$110,000		\$110,000	(4)
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	Public Art	50,000	50,000		
	Land Bank	50,000	50,000		
Sub-Total - General Fund Projects		\$33,655,000	\$33,820,000	\$22,955,000	\$11,025,000

SEWER & STORMWATER					
ENTERPRISE FUND PROJECTS (6)					
Public Works	CMOM - Inflow and Infiltration Phase 3 Mitigation	\$1,100,000	\$1,100,000		
Public Works	Sewer Collection System Repairs, Rehabilitation and Improvements	\$500,000	\$500,000		
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Sub-Total - Enterprise Fund Projects		\$7,415,000	\$7,415,000		
TOTAL		\$41,070,000	\$41,235,000	\$30,370,000	\$10,700,000

TOTAL APPROPRIATION AND FUNDING SOURCES

(1) Impact Fees	\$1,485,000	
(2) TIF Funding	\$1,125,000	
(3) Prior CIP Reallocation	<u>\$1,325,000</u>	\$1,000,000
(4) Unassigned Fund Balance	\$6,610,000	
(5) Asset Forfeiture	\$330,000	
(6) Merrill Improvement Funds	\$150,000	
(7) New borrowing (Enterprise Fund Debt Projects)	\$7,415,000	
<u>ALL OTHER New Borrowing (General Fund Projects)</u>	\$22,855,000	
TOTAL	<u>\$41,295,000</u>	\$41,070,000



MISSION STATEMENT

The Friends of Deering Oaks is a non-profit citizen organization committed to preserving, protecting and enhancing the physical condition of Portland's historic Deering Oaks Park and promoting its use by residents and visitors. The 1994 Deering Oaks Master Plan will guide the activities of the Friends of Deering Oaks.

Friends of Deering Oaks
P.O. Box 10416
Portland, Maine 04104
(207) 774-0437

April 9, 2025

Portland City Council
City of Portland
389 Congress Street
Portland, ME. 04101

Dear Mayor Dion and City Councilors

On behalf of the Friends of Deering Oaks, I am writing to express our strong support for the City Manager's recommendation of a CIP allocation of \$1,640,000.

The pond wall has been deteriorating for well over a decade. It was first identified in a multi-purpose pond federal earmark request in 2006. At that point, the projected cost for a more extensive repair was \$675,000. It turned out that the source of the earmark did not allow the federal funds to be used for the wall repair, so the deterioration got worse every year. See photo below. This is only one of several sections in this condition.

The repair has been the top priority for FoDO for ten years. While it has been included in multi-year CIP planning, it has been "bumped" because of intervening needs, which we understand.

While the project is now much more expensive, it is time to get it done. On behalf of Friends of Deering Oaks, we strongly urge your support for this item and thank you in advance.

Very truly yours

Anne B. Pringle
President



Public Comment - Orders 146 & 147 - 24/25: Debt Management Policy Calculations Omitted

George Rheault via portlandmaine.gov

Attachments

Sun, Apr 13, 11:51 AM (23 hours ago)

to Public

See comment below including the attached debt management policy supposedly now in force. IT IS NOT CLEAR WHEN THIS POLICY WAS ENACTED OR LAST UPDATED AND WHEN THE CITY COUNCIL, AS A BODY, APPROVED IT AS BINDING GUIDANCE FOR THE CITY OF PORTLAND.

Also, the back-up meeting materials for the CIP approval should include the required debt management calculations that the City Council is supposed to be reviewing as part of any discussion of new debt.

The Finance Director quickly flashed some calculations up on the screen during the last Finance Committee meeting, but those calculations were not made easily accessible to the public then or for this Special City Council Meeting.

This is important stuff.

For example the "state assessed valuation" used by the Finance Director was STALE (the 2024 figure was used instead of the newest January 2025 valuation which the Maine State Revenue Service has calculated as \$18.57 BILLION not \$16.49 BILLION). Also the outstanding general obligation debt figure was also STALE (based on a 6/30/2024 date when we all know there have been significant interest and principal payments since the end of June 2024).

So instead of the City of Portland being well under its state requirement to have no more than 15% of its state valuation as general outstanding debt at 2.19%, the real figure would be even lower below 1.95%. This means the City of Portland has a very large amount of financial flexibility with respect to debt issuance at this time.

SOURCE: <https://www.maine.gov/revenue/taxes/property-tax/state-valuation>

----- Forwarded message -----

From: George Rheault <george.rheault@gmail.com>

Date: Wed, Mar 12, 2025 at 11:59 AM

Subject: Finance Committee - Public Comment: Failure to Set The Table...

To: <finance@portlandmaine.gov>, Danielle West-Chuhta <dwest@portlandmaine.gov>, Mark Dion <mdion@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, April Fournier <afournier@portlandmaine.gov>, <bgrant@portlandmaine.gov>, Kate Sykes <ksykes@portlandmaine.gov>, Anna Bullett <abullett@portlandmaine.gov>, Regina Phillips

<rphillips@portlandmaine.gov>, <wpelletier@portlandmaine.gov>,
<smichniewicz@portlandmaine.gov>

Why isn't the Finance Committee reviewing the City's "Debt Management Policy" as a precursor to discussing what kind of new debt to authorize for the upcoming fiscal year?

See attached Debt Management Policy.

City of Portland, Maine Debt Management Policy

Policy Statement

The City borrows money to finance its Capital Improvement Program and other capital assets. It also borrows money to fund workers' compensation settlements, loan programs, non-recurring extraordinary circumstances (such as funding pension obligations) and economic development activities. The City's ability to achieve the lowest possible financing costs is tied directly to its fiscal management, including the existence and adherence to formal fiscal policies. Because of the significant annual cost of debt service, and to assure both taxpayers and bond rating agencies that debt levels and ability to pay debt service are actively managed, the City of Portland adopts this policy. This policy enacts debt limitations which are much stricter than limitations already in place under State of Maine law and the City Charter.

Purpose

The purpose of this policy is to provide the City with a guide to manage debt levels by evaluating the need for capital investment against the capacity to pay for financing the costs of meeting that need. The primary focus of this policy is to measure debt secured by the full faith and credit of the City (general obligation, or GO). The goal of this policy is to equip the City Council, administration, and taxpayers with guidelines and information that can inform good decisions on borrowing money to accomplish the fiscal and operational mission of the City.

The City currently has instances of debt issuance that are not supported by taxes. The Jetport issues debt that is secured solely by the revenues generated by the Jetport operations. These types of borrowings are not covered by this policy, as they are analyzed using commercially-based methods, such as debt service coverage ratios and other financial covenants.

The City also has instances of debt requirements that, while ultimately backed by a GO pledge of the City, are by their nature self-supporting through user fees or other non-tax sources of revenue. Examples of this include State subsidized School construction projects, Sewer Enterprise Fund debt and Stormwater Enterprise Fund debt.

Governing Factors

The City shall maintain an outstanding GO debt total that complies with State law, which currently limits long-term debt outstanding to 15% of the State assessed valuation of the City. The City Charter describes conditions that require a referendum vote to borrow funds. It also contains the conditions under which financing can be used. Issuance of General Obligation debt requires affirmative votes of seven members of the City Council.

It is understood, and imperative, that the School Department capital investment financing is included in this policy, as it is also GO debt of the City and debt service is supported by tax dollars. All calculations within this policy will also include debt service that is all or partially reimbursed, such as State School Funding.

The City shall not issue debt to fund current or ongoing operations of the City or Schools, except in the form of Tax Anticipation Notes (TANs), when applicable, in compliance with State law and in conformance with Internal Revenue Service (IRS) regulations.

The City shall not lend its borrowing capacity to or guarantee debt of any other entity.

Maturity of debt obligations must be no more than the useful life of the capital investment being financed, or than the final maturity of refunded debt; pursuant to Maine law, which may not exceed 30 years from issuance.

Refunding opportunities will be evaluated annually to achieve future interest cost savings.

Rules of borrowing and this Policy also cover lease purchases, as they are secured by the general obligation of the City.

Debt Limitations

The City's Capital Improvement Program is based on a Capital Improvement Plan. The CIP includes projections for

replacement of assets as well as anticipating investment in new assets that may be needed. The CIP is expected to be updated periodically to reflect additions, deletions and other changes in assets or circumstances. It is expected that investment in operating equipment, fleet and technology will be transitioned such that acquisitions will be made through annual budget appropriations when applicable, as determined by management and City Council.

Borrowing capacity will be evaluated first by the Governing Principles, and then using a number of factors, specifically:

1. *Demand*—what is the need for borrowing
 - a. Demand is measured by the needs presented by the CIP. It can also be based on opportunities that arise from time to time which require capital investment by the City.
2. *Capacity*—what is the maximum amount to borrow
 - a. The maximum amount to be borrowed at any given time will be determined by evaluating the following factors:
 1. Current and projected annual debt service level, based on current outstanding debt.
 2. Market conditions (ability to access the financing market, interest rates, etc.).
 3. Economic conditions, including cost of construction.
 4. Opportunity for participation in low interest financing programs, debt, service reimbursement, grant opportunities, or other situations beneficial to the City.
3. *Affordability*—what is the fiscal impact
 - a. A projection of annual debt service impact for each borrowing will be done, incorporating the elements of Capacity. It will include budgetary impact, as well as a projection of tax impact. Debt service will be calculated as annual amount needed to satisfy principal and interest payments, net of any applicable revenue.
 1. Annual tax-backed debt service* payments should not exceed 12% of general fund expenditures.
 2. Annual tax-backed debt service* payments should not exceed 1.5% of per capita income.**
 3. Net debt per capita should not exceed the “moderate” range by Moody’s, currently at \$5,000.
 4. Total outstanding debt should not exceed 5% of the State equalized valuation of the City.
4. *Term*—length of payback period
 - a. Financing shall be secured with the goal of paying back the debt in the shortest term that is economically feasible.
5. *Payment Structure*—how payments are applied
 - a. Payments will be structured with level principal and declining interest over the life of the debt, except in instances where level debt service payments offer economic benefit, such as for rate stabilization.
6. *Advance Refundings*—bond issuance used to pay off another outstanding bond, issued at a lower rate
 - a. Opportunities for advance refunding will be reviewed when issuing other GO bonds in order to package issues.
 - b. Opportunities for advance refunding will be considered independently for issues where the net savings, after costs of issuance, is estimated to be at least \$50,000 annually for the new financing period.

Pension Obligation Bonds (POB’s)

In 2002, the city refinanced its unfunded pension liability with the Maine State Retirement system through Variable Rate Demand Obligation (VRDO) financing. The VRDO structure bears interest at a floating rate that is adjusted at specified intervals (daily, weekly, monthly) and can be redeemed at the holder’s option when the rate changes. While this financing offered the City significant saving (\$21M in debt service costs) there are also increased operating budget costs due to the required line of credit and required remarketing agent. As of October 2019 the City held a direct pay line of credit with TD Bank and also utilized TD Bank for remarketing services.

Debt Management Policy

The City faces significant annual increases in annual debt service (approximately \$1M of annual increase) in the years leading up to final POB maturity on June 1, 2026. To offset these significant increases and create a more predictable tax levy the City created a category of assigned fund balance specifically designed to offset POB debt service in the latter years of the POB. During the final years of the POB this assigned fund balance will be spent down to ensure no increases to the tax rate related to POB debt service.

Bond Ratings

Debt issuance is rated by agencies specializing in the analysis of organizations' ability to pay off their debt. The City is rated for each bond issue, and also during an annual affirmation of ratings. As of 2020 the City is rated AA+ by Standard & Poor's and Aa1 by Moody's. The City's Pension Obligation Bonds were upgraded to AAA upon signing of the new direct pay letter of credit with TD Bank in October 2020.

It is the goal of the City to maintain these ratings, as it allows easy entry into the bond sale market and favorable interest rates. This policy, in conjunction with other fiscal policies of the City and overall good fiscal management are critical in rating maintenance.

Debt Issuance

The City relies on the sale of bonds for the majority of its financing needs. These sales are conducted through the use of a financial advisory firm and recognized bond counsel. This allows the City continued access to the bond market and ensures compliance with all Securities and Exchange Commission (SEC), Municipal Securities Rulemaking Board (MSRB) and IRS regulations. The City may also enter into lease purchase agreements if it is determined to be cost effective.

Each issuance of general obligation debt will be evaluated to determine compliance with this policy, and that information will be submitted to the City Council as they deliberate actions on financing approvals.

It City's policy to not issue debt unless there is an imminent funding need. In general no debt will be issued if proceeds are not expected to be significantly expended within 24 months due. For any debt issuance tied to annual CIP size, such calculations will be based on general fund CIP only, based on new general obligation bonds authorized, net of supplemental City Manager allocations and donations, subject to an annual limit of \$50,000 of new funding per year.

Reporting

The City's debt information is part of the Comprehensive Annual Financial Report (CAFR). Annual debt service requirements are budgeted as part of the annual budget approval process. Bond ratings received by rating agencies are published and available for public review.

The Finance Committee will receive a status report on the overall debt status of the City each fiscal year. This will include a specific discussion on the status of the Pension Obligation Bonds as final retirement of the bonds approaches in June of 2026.

The City is required to provide certain information to investors periodically and financial information annually. This information is filed through the Electronic Municipal Market Access system (EMMA), provided by the MSRB.

Administration

This Policy is for use in guiding financing decisions of the City, and should be used by the City Council during discussions related to debt issuance. It is administered in conjunction with the City's other fiscal policies, including Investment and Fund Balance policies. It may be amended or revised from time to time as determined by the City Finance Director who shall make finance decisions about this policy or anything herein.

**Annual tax-backed debt service equals budgeted debt service net of fully self-supporting debt service as determined by the Finance Director (examples include fully self-supporting Enterprise Fund debt service and State reimbursed School Department debt service).*

***Per Capita Personal Income, as published by the U.S. Bureau of Economic Analysis (BEA), Bearfacts, for Portland-South Portland region.*

Last updated October 2020

Public Comment - 146 & 147 - 24/25: Why is share of School Capital Spending So Low?

George Rheault via portlandmaine.gov

Attachments

Sun, Apr 13, 11:54 AM (23 hours ago)

to Public

See below my concerns about the absence of strategic long-term planning around school capital spending.

This is particularly concerning when the City Council appears to be poised to spend almost as much on the Deering Oaks pond walls and its golf course as it is on school projects despite the massive mismatch on the operating budget side for these things.

----- Forwarded message -----

From: George Rheault <george.rheault@gmail.com>

Date: Wed, Mar 12, 2025 at 11:53 AM

Subject: Finance Committee - Public Comment: Why is share of School Capital Spending So Low?

To: <finance@portlandmaine.gov>, Danielle West-Chuhta <dwest@portlandmaine.gov>, Mark Dion <mdion@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, April Fournier <afournier@portlandmaine.gov>, <bgrant@portlandmaine.gov>, Kate Sykes <ksykes@portlandmaine.gov>, Anna Bullett <abullett@portlandmaine.gov>, Regina Phillips <rphillips@portlandmaine.gov>, <wpelletier@portlandmaine.gov>, <smichniewicz@portlandmaine.gov>

When will this School Facilities Assessment from 2016 be updated (SEE ATTACHED)? It is almost 10 years old and badly out-of-date based on a lot of work completed since 2016 as well as emergent needs not known or identified in 2016.

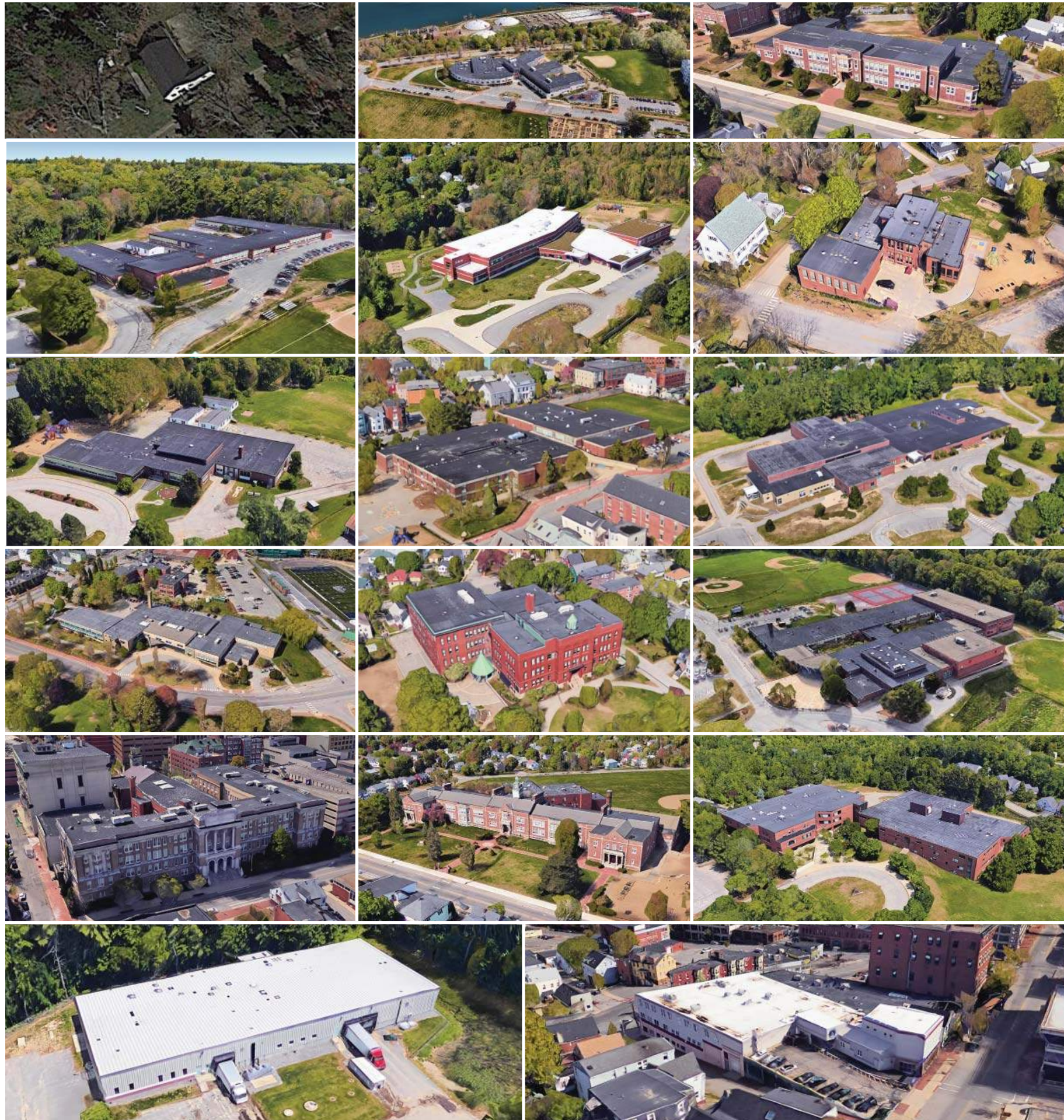
This is exactly the kind of long-range planning the 2010 Charter Reform was meant to mandate but which was cast aside by Jon Jennings and his successor.

Instead our decision-makers (both elected and unelected) are just doing mostly ad-hoc spending - putting out fires - both proverbial and literal.

It is amazing that public education (a major municipal function and purpose of our municipal corporation despite the attempts by many to pretend it is not on the "city side" of our community outlays) represents more than HALF of our property tax expenditures but when it comes time to invest in our capital infrastructure, the percentage of outlay for school assets is a mere fraction of the Capital Improvement Program.

At a minimum, someone on the Finance Committee should ask for a pie chart showing what departments get what so it can be clear to the citizens of Portland how far our school facilities are falling behind in terms of necessary and prudent investment spending.

The 2016 School Facilities Assessment can also be found here:
[School Facilities Ad Hoc Committee | Portland, ME - Official Website](#)



Facilities Assessment of School Buildings

City of Portland and Portland Public Schools

CAPITAL PLAN PRESENTATION

November 29, 2016

PRIORITIES

- | | |
|-------------------------------------|---------------|
| 1. Immediate Items | Year 0 |
| 2. Life Safety, Code, ADA, Security | Years 1 - 5 |
| 3. MEP Systems | Years 6 - 10 |
| 4. Interior Finishes | Years 11 - 15 |
| 5. Building Envelope | Years 16 - 20 |

Maintenance Items

CAPITAL SPENDING PLAN

	Immediate Recommendations	Short Term Recommendations	Long Term Recommendations			
	Year 0 2017	Years 1 - 5 2018 - 2022	Years 6 - 10 2023 - 2027	Years 11 - 15 2028 - 2032	Years 16 - 20 2033 - 2037	TOTALS
Elementary Schools						
Cliff Island	\$78,260	\$184,923	\$110,224	\$55,036	\$125,761	\$554,205
East End Community	\$59,600	\$394,626	\$543,076	\$7,059,349	\$7,418,537	\$15,475,189
Longfellow	\$132,597	\$2,789,969	\$6,771,176	\$2,789,810	\$2,365,473	\$14,849,025
Lyseth	\$6,023	\$1,936,873	\$8,661,179	\$1,872,279	\$2,421,194	\$14,897,547
Ocean Avenue	\$0	\$96,241	\$13,281	\$1,259,943	\$1,085,706	\$2,455,171
Peaks Island	\$88,795	\$675,474	\$1,768,375	\$796,613	\$775,595	\$4,104,852
Presumpscot	\$755	\$888,701	\$3,063,247	\$1,050,202	\$1,033,918	\$6,036,824
Reiche	\$33,905	\$2,347,145	\$13,943,037	\$4,574,506	\$2,431,142	\$23,329,735
Riverton	\$940	\$1,215,099	\$6,770,825	\$2,540,377	\$5,307,738	\$15,834,979
Elementary Schools Subtotal	\$400,875	\$10,529,051	\$41,644,421	\$21,998,115	\$22,965,065	\$97,537,527
Middle Schools						
King	\$276,125	\$1,377,356	\$10,792,822	\$4,054,302	\$2,418,928	\$18,919,533
Lincoln	\$40,859	\$1,824,068	\$9,123,347	\$4,672,448	\$4,556,994	\$20,217,716
Moore	\$0	\$1,324,115	\$10,876,606	\$4,940,480	\$4,904,587	\$22,045,788
Middle Schools Subtotal	\$316,984	\$4,525,539	\$30,792,775	\$13,667,230	\$11,880,509	\$61,183,037
High Schools						
Portland Arts & Technology (PATHS)	\$169,702	\$6,480,694	\$22,182,276	\$8,303,498	\$2,345,323	\$39,481,493
Deering	\$93,210	\$3,776,921	\$23,038,444	\$10,718,267	\$6,370,674	\$43,997,516
Portland	\$491,480	\$2,882,423	\$21,464,351	\$14,024,246	\$8,199,137	\$47,061,637
High Schools Subtotal	\$754,392	\$13,140,038	\$66,685,071	\$33,046,011	\$16,915,134	\$130,540,646
Other Buildings						
District Office / Bayside Learning	\$20,000	\$577,336	\$3,368,177	\$2,946,547	\$1,177,419	\$8,089,480
Central Kitchen	\$0	\$100,621	\$1,083,033	\$452,520	\$80,395	\$1,716,569
Subtotal	\$20,000	\$677,958	\$4,451,210	\$3,399,067	\$1,257,814	\$9,806,049
General District Items						
General District Items (from PPS 5-yr CIP)	\$0	\$6,337,065	\$0	\$0	\$0	\$6,337,065
TOTAL	\$1,492,251	\$35,209,651	\$143,573,477	\$72,110,422	\$53,018,522	\$305,404,323

CLIFF ISLAND ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
<u>Condition Level</u> 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	<u>Life Cycle (Age Factor)</u> N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	<u>Action Priority</u> I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	

Year 0 (Fiscal Year 2017) - Immediate Recommendations																	\$0
SITE																	
Courtyards & Exterior Gathering Spaces																	
Locations, Materials and Characteristics	Exposed grounding rod at entry. Concrete foundation on playground. OHE dangerously close to playground equipment.	OHE to be relocated away from playground. Pathway needed to playground. Wood chips recommended on playground.	0	END	I	OHE reroute: 300 lf @\$100 1 Pole @\$5000 Wood Chips: 3600 s.f. @\$2.50		●									\$66,220
Site Furniture & Accessories																	
Flagpoles	Proximity to OHE.	Relocate flagpole away from OHE.	1	END	I	1 @ \$5000		●									\$7,525
Plantings, Trees and Shrubs																	
Locations, Types and Densities	Number of damaged/failing trees in close proximity to building. Piles of lumber/debris.	Tree removal needed. Protect grounding rod from electrical box	0	OB	I	2 each \$1500		●					●				\$4,515
Total Year 0																\$78,260	

CLIFF ISLAND ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations																	
SITE																	
Vehicular & Pedestrian Circulation																	
Pedestrian Ramp Location & Materials	ADA ramp into school is good - wood with rail, rail needs minor repair.	Gravel/defined path from ramp to roadway needed. Repair handrail.	2	ESL	S	100 s.f.@\$20		●		●						\$3,752	
Fencing																	
Locations & Materials	None	Fencing needed between playground and Church Road.	0	OS	S	150 lf@\$50		●								\$14,069	
Site Topography																	
Characteristics	Visible ledge.	Provide path from building to playground to avoid tripping hazard.	0	OS	S	250 s.f.@\$20		●								\$9,380	
Site Furniture & Accessories																	
Types, Locations, Materials	Teacher informed that the storage shed is infested. Oil tank located at rear of building, no screening.	Eradicate infestation in storage shed and repair/improve security. Add screening around oil tank.	1	END	S	Fence: 40lf @\$100 Replace Shed Door: 1 @\$1000		●								\$9,380	
Site Drainage																	
Ponding	Plugged culvert.	Clean out culvert, install rip rap forebay at inlet side.	1	END	S	1 LS@ \$2500							●			\$4,689	
STRUCTURAL																	
Roof Construction	Roof structured not accessed; based on drawings rafter framing. High low roof condition likely does not meet current code for snow loading.	Roof is technically grandfathered; recommend reinforcing high low roof conditions for drift. Shoveling of drifts recommended in the interim.	3	ESL	S	Low roof 120 SF		●								\$3,378	
BUILDING EXTERIOR																	
Exterior Doors																	
Frame Materials	A mix of painted wood doors and painted metal doors, both with wood frames. Wood doors and frames are in poor condition	Recommend replacing all doors and frames with thermally broken aluminum framed doors with painted aluminum doors. Front door to be half glass configuration with insulated, clear glazing. Both doors to have ADA / code compliant hardware, aluminum, with crash bar egress devices.	0	OB	S	(2) 36"x84" aluminum exterior doors with thermally broken aluminum frames (1 door to be half glazed with clear, insulated glazing with Low-E coating). (2) aluminum, code/ADA compliant hardware with crash bar egress device.				●		●	●			\$10,321	
Glazing Type and Color	Non-insulated single pane windows in the wooden door	Provide clear, insulated glazing with Low-E coating in new doors as described above.	0	OB	S	See above				●		●	●			\$0	
Door Widths and Clearances	Front door is compliant. Rear door width is good, threshold and swing clearance do not meet ADA requirements.	Clear items away from door to allow for clear ADA approach access. Provide an ADA compliant threshold	0	OB	S	(1) ADA compliant exterior door threshold				●		●	●			\$280	
Exterior Stairs and Ladders																	
Locations and Materials		Recommend proving an ADA/code compliant, painted metal handrail at front entry stairs.	0	OB	S	A total of 15 linear feet			●	●						\$848	
BUILDING INTERIOR																	
Main Entrance																	

CLIFF ISLAND ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

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Door Hardware	Non-ADA, dated door hardware in poor condition	Door hardware is to be replaced when new exterior main entrance door is installed	0	OB	S	(1) code compliant, aluminum, push/pull hardware with emergency egress crash bar.			●	●						\$1,035
General Purpose Classrooms																
Sinks (ADA compliance)	Counter mounted sink (Non-ADA)	Provide new plastic laminate casework and sink to meet ADA requirements	0	OB	S	(1) 60"x24" plastic laminate counter with resilient edge banding, at ADA height (1) 30" plastic laminate ADA sink apron (1) 30" base cabinet with drawer (1) stainless steel counter mounted sink with ADA compliant controls (2) 30" plastic laminate wall cabinets				●						\$6,687
Door Hardware	Aluminum, ADA compliant hardware. No crash bar at exterior door	Provide emergency egress crash bar at exterior door	0	OB	S	(1) aluminum emergency egress crash bar at exterior door				●						\$941
Door Widths and Clearances	<u>Exterior door to ramp:</u> Door width is good, threshold and swing clearance do not meet ADA requirements.	Clear items away from door to allow for clear ADA approach access. Provide an ADA compliant threshold	0	OB	S	(1) ADA compliant exterior door threshold				●						\$280
Toilet Rooms																
Floor & Base Finish Materials	VCT in poor condition	See below for recommended action	1	END	S	See below for quantities						●	●			\$0
Wall Finish Materials	Painted GYP walls in good condition	See below for recommended action	3	ESL	S	See below for quantities						●	●			\$0
Ceiling Finish Materials	2x4 ACT in poor condition	See below for recommended action	1	END	S	See below for quantities						●	●			\$0
Toilet Partitions	None	See below for recommended action	—	—	S	See below for quantities						●	●			\$0
Plumbing Fixtures	Floor mounted water closet in fair condition	See below for recommended action	2	ESL	S	See below for quantities						●	●			\$0
Mirrors	None	See below for recommended action	—	—	S	See below for quantities						●	●			\$0
Accessories	Toilet paper dispenser in non-ADA location. All other typical accessories are missing	See below for recommended action	0	OB	S	See below for quantities				●						\$0
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Non-ADA compliant bathroom. No maneuvering clearances, no fixture clearances, no grab bars, and non compliant heights of accessories.	See below for recommended action	0	OB	S	See below for quantities				●						\$0
Door Material (Including Frame & Glazing)	Painted wood door with non-ADA compliant hardware	See below for recommended action	2	ESL	S	See below for quantities				●						\$0
Door Hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	See below for recommended action	0	OB	S	See below for quantities				●						\$0
Door Widths and Clearances	Non-ADA compliant approach clearances.	See below for recommended action			S					●						\$0

CLIFF ISLAND ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

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Other observations	One of the two bathrooms is not used as a restroom at all, instead its used for storage. The other restroom is in poor condition and is not ADA compliant.	Recommend renovating the two existing bathrooms to provide (1) fully ADA compliant, unisex restroom and (1) storage area. Both spaces to have new finishes complete.	0	OB	S	A total of 100 square feet of interior renovations. Renovations to provide (1) 64 square foot, ADA compliant bathroom; and (1) 36 square foot storage area. Both areas to have quartz tile flooring, painted gyp walls with resilient rubber wall base, and 2x4 ACT ceilings. Bathroom to have (1) floor mounted water closet, (1) wall mounted lav, (1) wall mounted mirror, grab bars, and typical accessories. Renovations to provide (1) 36"x84" wood veneer door in a painted hollow metal frame.				●						\$23,453
Mechanical and Service Spaces																
Door Hardware	Door has non-compliant hardware (door knob); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement non-compliant door hardware with functioning, code compliant hardware.	0	OB	S	(1) ADA/code compliant hardware for 36" door				●						\$941
FIRE PROTECTION																
Fire Service	NA	Install NFPA 13 automatic sprinkler system			S	Base on 1,017 GSF		●	●							\$56,093
ELECTRICAL																
Branch Circuits	Based on what can be seen from a visual inspection, branch-circuit wiring appears to be mostly type NM non-metallic sheathed cable (romex). Building wire in conduit and surface metal raceway has been installed in some areas where outlets have been added. Extension cords are in use in some areas due to a lack of appropriately located receptacles. It was noted that in some areas extension cords are located too close to electric baseboard heaters.	Add receptacles to eliminate the need for extension cords. Keep electrical cords at least six inches away from electric baseboard heaters to avoid damage to the cords.	2	ESL	S	Carry \$8,000 + MU's		●								\$15,008
Life Safety																
Fire Alarm	The fire alarm control panel is an ESL 1500 series conventional zoned control panel. It was noted that the backup batteries are not connected. Smoke detectors are located in all rooms. Manual pull stations are located at exits, but are located higher than permitted by ADA. Occupant notification doe not comply with ADA.	Update to fully addressable ADA compliant fire alarm system	1	OB	S	Carry \$8,000 + MU's		●	●							\$15,008

CLIFF ISLAND ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

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			SEE LEGEND			EVALUATION CRITERIA										* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Emergency Lighting	An emergency battery unit with integral incandescent heads is located in the classroom. Incandescent internally-lluminated exit signs are located appropriately to mark exits, but the units are obsolete and one is not currently working. It is not clear whether or not the exits signs have a backup power source. There is No outdoor emergency lighting.	Provide outdoor emergency lighting as part of any planned renovations to the facility. Replace existing exit signs with LED units that include integral battery backup.	1	OB	S	Carry \$3,000 + MU's		●	●							\$5,628
SECURITY																
Secure Entry Vestibule	Vestibule entrance sequence, not a secured entrance due to lack of buzz-in/ video / intercom entry devices or equivalent.	Provide buzz-in/ video / intercom entry devices for a secured entry sequence between exterior door and student occupied areas.	0	OB	S	(1) buzz-in/ video / intercom entry device	●									\$3,752
Total Years 1 - 5																\$184,923

CLIFF ISLAND ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

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Category	Description and General Comments	Recommended Action	See Legend			Quantity Info	Evaluation Criteria										* Opinion of Probable Cost
			Cond. Level	Life Cycle	Action Priority		Security	Health & Safety	Code Compliance	ADA/ Accessibility	Sustain - Ability	Extending Bldg. Life	Operation & Maintenance	Impact on Learn. Env.	Aesthetics & Appearance		
Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations																	
Plumbing																	
Hot Water System	20 gallon (?) electric water heater	Replace in kind	3	END	L	(1) 20 gal heater.						●	●			\$1,553	
Plumbing Fixtures	20 years + vintage	Upgrade with new fixtures (Tank toilet-Lav-kitchennette sink)	2	END	L	(3) fixture values \$1,500 ea.						●	●			\$10,483	
Mechanical																	
Heating Plant	None--floor mounted Laser 730 fuel fired vented heater rated 87% efficiency.	Replace with condensing LP gas furnace (50MBH).	3	ESL	L	(1) furnace ducted w/controls.						●	●			\$46,590	
Air Handling Unit Systems	No--no means of providing ventilation air (OA)	Install small Heat Recovery Ventilator (200 cfm) with electric duct coil to exhaust the toilet room, kitchennette, etc. and provide fresh air to all occupied spaces.		OB	L	(1) ERU w/coil						●	●			\$11,648	
Terminal Unit Systems	Existing electric baseboard abandoned.	Remove if verified abandoned	0	OB	L	\$/SF Demo.						●	●			\$3,883	
Electrical																	
Service	Overhead single-phase. The service entrance cable and main circuit breaker are 200-amp rated, but meter enclosure appears to be rated only 100 amps. Routing of of service entrance cable to line side of meter enclosure permits water to infiltrate the cable, potentially causing excessive corrosion within the meter enclosure	Update service to provide 200-amp rated meter enclosure. Replace service entrance cables and route such that weatherhead can be mounted vertically.	1	END	L	Carry complete 200A 240/120V single-phase service entrance and panel						●	●			\$4,193	
Wiring	Type SE service entrance cable		2	END	L							●	●				
Equipment	Residential/light-commercial grade Crouse-Hinds loads that appears to be 1980's vintage	Replace load center with modern panelboard.	2	END	L							●	●				
Exterior Building Lighting	Incandesent luminaires at building entrances, and one two-lamp medium based utility lamp holder	Update outdoor lighting to provide illumination levels per IES recommendations using LED fixtures with full-cutoff optics.	1	END	L	Carry \$5,000 + MU's						●	●			\$11,686	
Interior Lighting	Recessed fluorescent lens troffers utilizing T12 lamps are installed in all interior areas.	Update lighting to LED with high performance optics as part of any planned facility renovations.	1	OB	L	Carry complete replacement for 1,017 sf						●	●			\$20,189	

Total Years 6 - 10	\$110,224
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CLIFF ISLAND ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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Category	Description and General Comments	Recommended Action	See Legend			Quantity Info	Evaluation Criteria										* Opinion of Probable Cost
			Cond. Level	Life Cycle	Action Priority		Security	Health & Safety	Code Compliance	ADA/ Accessibility	Sustain - Ability	Extending Bldg. Life	Operation & Maintenance	Impact on Learn. Env.	Aesthetics & Appearance		
Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations																	
Building Interior																	
Main Entrance																	
Entrance Mats	None, a more aggressive broadloom carpet is installed at the front entrance, in good condition	To preserve interior finishes it is our recommendation to replace with more robust walk-off carpet sequence at the main entrance. Provide an area of aggressive grade walk-off material at the exterior of the vestibule. Provide a mild grade walk-off mat product as finish floor in the vestibule. Provide an area of low grade walk-off carpet in the main lobby.	3	ESL	L	60 Square Feet of aggressive grade walk-off mat. 50 Square Feet of mild grade walk-off mat. 50 Square feet of low grade walk-off mat							●	●			\$6,707
Ceiling Finish Materials	2x4 ACT in fair condition	Recommend replacing with new 2x4 ACT ceiling complete.	2	ESL	L	A total of 40 square feet							●	●			\$406
General Purpose Classrooms																	
Floor & Base Finish Materials	A mix of VCT and broadloom carpet in good condition	Recommend replacing VCT in the next 2 years with quartz floor tile or an equivalent non-wax finish floor.	1	END	L	A total of 100 square feet							●	●			\$1,674
		Recommend replacing broadloom carpet with carpet tile as part of standard maintenance practice	3	ESL	L	A total of 600 square feet							●	●			\$10,490
Ceiling Finish Materials	2x4 ACT in fair condition	Recommend replacing with new 2x4 ACT ceiling complete.	2	ESL	L	A total of 650 square feet							●	●			\$6,629
Casework	Mixed casework of wood veneer, plastic laminate, and metal of varying finishes and condition	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L	(1) 36" plastic laminate tall cabinet with adjustable shelves, (3) 144" rows of wall mounted shelves on shelving standards (one row with coat hooks (2) 48" wide plastic laminate tall open shelf unit with adjustable shelves, (2) 36" wide wall cabinets, (2) 36" base cabinet with drawers. (2) 24" open base cabinet with adjustable drawers (2) 120"x24" plastic laminate counter with resilient edge banding.							●	●	●		\$23,216
Library / Media Center																	
Floor & Base Finish Materials	Broadloom carpet in fair condition	Recommend replacing with carpet tile	3	ESL	L	A total of 75 square feet							●	●			\$1,316
Ceiling Finish Materials	2x4 ACT in fair condition	Recommend replacing with new 2x4 ACT ceiling complete.	2	ESL	L	A total of 75 square feet							●	●			\$765
Administration Office Area																	
Floor & Base Finish Materials	Broadloom carpet in good condition	Recommend replacing broadloom carpet with carpet tile as part of standard maintenance practice	3	ESL	L	A total of 65 square feet							●	●			\$1,142
Ceiling Finish Materials	2x4 ACT in fair condition	Recommend replacing with new 2x4 ACT ceiling complete.	2	ESL	L	A total of 65 square feet							●	●			\$668
Mechanical and Service Spaces																	
Floor & Base Finish Materials	VCT in poor condition with resilient wall base	Recommend replacing VCT in the next 2 years with quartz floor tile or an equivalent non-wax finish floor.	1	END	L	A total of 75 square feet							●	●			\$1,258

CLIFF ISLAND ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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			SEE LEGEND			EVALUATION CRITERIA											
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	* OPINION OF PROBABLE COST	
Ceiling Finish Materials	2x4 ACT in fair condition	Recommend replacing with new 2x4 ACT ceiling complete.	2	ESL	L	A total of 75 square feet						●	●			\$765	
Total Years 11 - 15																\$55,036	

CLIFF ISLAND ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
<u>Condition Level</u> 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	<u>Life Cycle (Age Factor)</u> N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	<u>Action Priority</u> I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

* Note:
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Category	Description and General Comments	Recommended Action	See Legend			Quantity Info	Evaluation Criteria										* Opinion of Probable Cost
			Cond. Level	Life Cycle	Action Priority		Security	Health & Safety	Code Compliance	ADA/ Accessibility	Sustain - Ability	Extending Bldg. Life	Operation & Maintenance	Impact on Learn. Env.	Aesthetics & Appearance		
Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations																	
STRUCTURAL																	
Foundations / Drainage	Relatively flat site; stone foundation has some holes that should be patched.	Patch stone foundation holes.	3	ESL	L	2 SF							●	●		\$823	
Exterior Wall Construction	Mix of vinyl siding and wood clapboards; some holes and loose vinyl siding	Repair vinyl siding	2	ESL	L	15 SF vinyl siding.							●	●		\$249	
BUILDING EXTERIOR																	
Exterior Wall Cladding																	
Materials	Vinyl siding, white, in fair condition. Large areas of siding that need to be replaced due to damage from playground equipment. Small area of painted wood siding in poor condition located on gable end wall above bathroom roof).	Due to buildings close proximity to playground and playground equipment, we recommend replacing all vinyl siding with a more resilient exterior finish material. Replace vinyl siding with resilient fiber cement siding panels complete.	2	ESL	L	A total of 2,600 square feet of fiber cement siding panels							●	●		\$67,791	
Materials		Remove wood siding and replace with vinyl siding in the short term. Replace complete with fiber cement siding panels, with the rest of the school, in the long term.	0	OB	L	A total of 225 square feet							●	●		\$5,869	
Windows																	
Frame Materials	Painted wood frame in poor condition. Majority of windows have large areas of failing paint (chipped / peeling) and glazing compound is cracked and chipping away in most windows.	Recommend removing all windows complete and replacing them with fiberglass double hung windows. Each window to have insect screens and insulated glazing with a low-E coating.	2	OB	L	(10) 36"x60" fiberglass double hung windows with insect screens and clear/ insulated glazing with low-E coating. (2) 48"x30" fiberglass fixed windows with clear/ insulated glazing with low-E coating. NOTE: Window sizes are per existing openings							●	●		\$33,251	
Glazing Type and Color	Single pane, non-insulated	Provide clear, insulated glazing with Low-E coating in new windows as described above.	2	OB	L	See above for quantities							●	●		\$0	
Storm Windows and Insect Screens	Aluminum framed storm window systems have been installed over the wood framed windows. In fair condition.	Remove existing and replace as part of the fiberglass window replacement described above.	2	OB	L	See above for quantities							●	●		\$0	
	Insect screens on some windows, in fair condition.	Remove existing and replace as part of the fiberglass window replacement described above.	2	OB	L	See above for quantities							●	●		\$0	
Window Treatment (Shades or Blinds)	A mix of roller / pull down shades and curtains in varying age and condition	Recommend replacing with roller/pull down shades of consistent finish and condition	2	ESL	L	See above for quantities							●	●		\$0	
Fascia, Trim, Soffits & Overhangs																	

CLIFF ISLAND ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

* Note:
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			SEE LEGEND			EVALUATION CRITERIA										* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Materials	Painted wood fascia boards with painted woof soffit trim at gable ends. Metal fascia along roof eave with vinyl soffit trim. Wood on fascia is in good condition but paint throughout. Metal fascia is in good condition but vinyl soffit trim is falling off the roof in many areas.	Recommend stripping and repainting all wood fascia and soffit trim at gable ends complete.	1	END	L	A total of 100 linear feet						●	●			\$3,259
Materials		Recommending replacing vinyl soffit trim with PVC trim boards and soffit vents.	2	ESL	L	A total of 120 linear feet						●	●			\$6,843
Roof Assembly & Flashing																
Flat or Sloped Geometry	<u>Main roof</u> - 6:12 pitch (gable ends) asphalt shingles in good condition <u>Roof over office addition</u> - 5:12 pitch (gable ends) asphalt shingles in good condition <u>Roof over bathroom addition</u> - 3:12 pitch (shed roof) black EPDM in good condition <u>Roof over main entrance</u> - 2:12 pitch (shed roof) sheet metal over plywood deck in poor condition	Remove small main entrance roof complete. Re-build with more robust exterior grade lumber and asphalt shingles. Roof to be a small gable end to move water away from people entering or exiting the building.	1	END	L	(1) 48"x72" gable end roof (3:12 pitch) at main entrance. Roofing to be asphalt shingles. Roof substrate and structure to be exterior grade lumber, painted.						●	●			\$3,920
Exterior Stairs and Ladders																
Locations and Materials	<u>Front Entrance</u> : Pressure treated wood stair, landing, and railings all in fair condition. No handrails at front entrance. <u>Rear Entrance</u> : Pressure treated wood ramp, landing, and railings all in fair condition. ADA compliant painted metal handrail at ramp, in poor condition.	Recommend coating pressure treated lumber with an exterior, all weather sealant to further prolong the life expectancy of the wood.	2	ESL	L	A total of 250 square feet						●	●			\$1,635
Locations and Materials		Recommend sanding and repainting entire rail at rear entry ramp.	2	END	L	A total of 65 linear feet						●	●			\$2,122
Total Years 16 -20																\$125,761

EAST END COMMUNITY ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	

Year 0 (Fiscal Year 2017) - Immediate Recommendations

STRUCTURAL																
Exterior Wall Construction	A. Systematic issue noted at the end of long steel lintels bearing on the CMU, where the CMU block is rotating, crack or both.	Evaluate capacity of block, provide adequate bearing.	1	OB	1	8 lintels noted (16 locations). Survey all other windows Lintels vary in lenght from 9 ft to 24ft. Average height of CMU above the lintels is 6ft. Repair (repair to be verify by investigation): reset exisiting intel (carry shoring or removal/replacement of masonry above access the full lenght of the lintel), rebuild approximately 7.11sq of existing masonry with new grouted masonry at both end of each lintels (16 locations)		●				●	●			\$59,600

Total Year 0	\$59,600
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EAST END COMMUNITY ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations																
SITE																
Parking																
Number of Spaces (Regular & ADA)	4 ADA on street, possibly 1 in staff lot (not painted). Faculty lot full, observed parking along fire lane.	Additional ADA space required. ADA spaces to be painted. Additional parking required.	0	OS	S	\$350 ADA sign + \$125 restriping = \$475 + MU's Create 2 additional ADA spaces (80sy @\$35)		●		●						\$12,287
Accessible Parking Signage	Yes - at street. None at faculty lot.	Install ADA parking signs at staff lot.	0	OS	S	Quantity signage unclear (2), \$350 per sign + MU's		●		●						\$440
Vehicular & Pedestrian Circulation																
Walkway Materials	Brick, Concrete, Bituminous, Gravel	Brick to be adjusted where heaved from frost. Loam and seed around visible edging (brick) and where large drop (bit.).	2	ESL	S	(700 SF BRICK SIDEWALK @\$15/sf) (300 SF LOAM & SEED @\$0.75/sf)		●					●			\$20,120
Curb Cuts & Detectable Warning Strips	Curb cut with panels at front entrance in bus loop.	Brick panels to be replaced.	1	END	S	(200 SF DETECTABLE WARNING PANELS BRICKS@\$60)		●		●			●			\$22,512
Fencing																
Locations & Materials	Chain link, some damage	Repair damaged sections	2	ESL	S	Run If (12 FT) and fence height unclear (6 FT), REPLACE 12LF OF 6' HIGH CHAIN LINK FENCE @\$30/LF							●			\$674
STRUCTURAL																
Exterior Wall Construction	A. Systematic issue noted at the end of long steel lintels bearing on the CMU, where the CMU block is rotating, crack or both.	Evaluate capacity of block, provide adequate bearing.	1	OB	S	8 lintels noted (16 locations). Survey all other windows Lintels vary in lenght from 9 ft to 24ft. Average height of CMU above the lintels is 6ft. Repair (repair to be verify by investigation): reset exisiting lintel (carry shoring or removal/replacement of masonry above access the full lenght of the lintel), rebuild approximately 7.11sq of existing masonry with new grouted masonry at both end of each lintels (16 locations)		●				●	●			\$74,291
Exterior Wall Construction	B. Noted a crack in the interior finish of the exterior cafeteria wall.	Repair crack in finishes and monitor if other cracks develop further.	2	ESL	S	10 SF						●	●			\$1,876

EAST END COMMUNITY ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
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1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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			SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Additional Observations	Chimney: there is a CMU chimney on the high roof. The chimney is approximately 4.5ftx4.5ftx11ft tall. The chimney has effervescence, cracks through the blocks and pieces of the cornice falling. The ramp at the loading dock has some spalls at the corner, some crack visible around the post based. Further the railing and nearby bollard had sign of rusting.	Repair the chimney Patch cracks . Paint railingfbollard with protective coating.	2 2 2	ESL ESL ESL	S S S	1 chimney 200 sf surface @ \$25 sf + MU's 1 ramp ~ 6 location crack repairs \$300 to rout & grout + MU's Railing top & mid rail assumed & vert 48" o.c. x 30' run assumed = 90 lf total pipe @ \$10 lf prep & repaint + MU's .. Bollard \$150 prep & repaint + MU's = = = TOTALS \$6,050 + MU's						●	●			\$11,349
BUILDING EXTERIOR																
Exterior Wall Cladding																
Spalling, Staining, Efflorescence	CMU showing large sections of efflorescence and staining.	Power wash areas of staining, investigate long term solution to staining of panel above.	2	ESL	S	Approx. 1,500 SF efflorescence to repair, \$25 sf to demo & replace assumed split or scored face cmu + MU's, DOES NOT CORRECT METAL PANELS ABOVE; 15,000 SF light power washing. @ \$1 sf + MU's = = = TOTALS \$52,500 + MU's						●	●			\$98,492
Spalling, Staining, Efflorescence	CMU showing large sections of staining.	Recommend further investigation into the cause of the staining (possible deterioration of metal panel finish from above?)	2	ESL	S	Budget for investigative study						●	●			\$9,972
Windows																
Sills	CMU block sills. All sills are stained. Likely, finish of metal panel window is staining block below. Sills are properly flashed, and flashing in good condition. High windows have aluminum sill integral to aluminum window system. In good condition.	Light power wash all CMU sills, investigate long term solution to staining of aluminum window frame above.	2	ESL	S	Approx. 700 LF, 4" (front), 6" (top) CMU sills @ \$2 lf prep & clean = \$1,400 + MU's						●	●			\$2,630
ELECTRICAL																
Exterior Building Lighting	Mix of LED and metal halide (MH) wall packs	Add lighting west of main entrance. Update lighting to LED with full cutoff optics as metal halide units fail. All existing outdoor lighting will need to be replaced within 20 years.	2	ESL/END	S	For Immediate, carry adding (2) LED wall packs.						●	●			\$3,366
SECURITY																
Intrusion Alarm System	DSC intrusion alarm with motion detectors	Intrusion detection system should be updated to a system that is integrated with the district-wide network system.	2	ESL	S	Assume: Contacts at 10 doors 60 motion detectors	●									\$100,717
Security Camera System	Honeywell analog system	Provide digital cameras connected to district servers	1	END	S	Assume 32 cameras and web-based DVR system	●									\$35,899
Total Years 1 - 5																\$394,626

EAST END COMMUNITY ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
<u>Condition Level</u> 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	<u>Life Cycle (Age Factor)</u> N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	<u>Action Priority</u> I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations																
BUILDING EXTERIOR																
Exterior Doors (not including Main Entry)																
Materials	Aluminum exterior storefront system. In good condition. HM service doors, paint is faded and chipping.	Refinish and repaint all exterior HM doors and frames.	2	ESL	L	9 (3' x 7') HM doors & frames \$150 ea 3070 prep & repaint + MU's = \$1,350 + MU's						●	●			\$3,160
Other Observations																
CMU Block chimney	CMU block veneer chimney. Efflorescence occurring on all sides, possibly due to lack of masonry weeps at bottom. Concrete cap is spalling and failing.	Remove masonry veneer at areas showing signs of efflorescence to discover the cause of the problem and correct the issue. Add masonry weeps at bottom of chimney. Rebuild and reflash concrete cap at top of chimney.	2	ESL	L	Approx. 200 SF of efflorescence to repair @ \$25 sf demo & replace + MU's; Consider 20 LF of 6" tall, 1' wide concrete cap, reflash @ \$75 lf + MU's = = = TOTALS \$6,500 + MU's						●	●			\$15,196
Foundation insulation	5' section of foundation insulation showing near loading dock behind gym storage.	Recommend protecting insulation board, covering with earth.	2	ESL	L	Cover 5 LF foundation insulation with 6" soil = 1/20 cy material place & compact \$50 + MU's						●	●			\$116
ELECTRICAL																
Panels	Square D Panelboards - reasonable number of spare circuits available	Panelboards will need to be replaced within 20 years	3	ESL	L	Carry complete power distribution system replacement for 72620 sf						●	●			\$454,563
Site Lighting (type & material)	Metal Halide "shoe-box" pole lights	Update lighting to LED with full cutoff optics as metal halide units fail.	3	ESL	L	Carry (5) LED pole lights						●	●			\$35,098
Exterior Building Lighting	Mix of LED and metal halide (MH) wall packs	Add lighting west of main entrance. Update lighting to LED with full cutoff optics as metal halide units fail. All existing outdoor lighting will need to be replaced within 20 years.	2	ESL/END	L	For Long Term, carry replacing 25 LED wall packs						●	●			\$34,943
															Total Years 6 - 10	\$543,076

EAST END COMMUNITY ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations																
BUILDING INTERIOR																
General Notes																
Wall Finish Materials	Painted GWB. Large areas of paint peeling, teachers actively cover up large peeled spots, but create more peeled areas in doing so. General scuffs and marks on all GWB.	Patch and repaint all GWB in entire school.	2	END	L	Approx. 58,000 GSF of school needs refinishing and repainting of GWB @ \$2 sf floor area prep & repaint = \$116,000 + MU's						●	●			\$337,900
Main Lobby																
Floor & Base Finish Materials	Terrazzo tile floor, rubber base. Some isolated cracking from building settlement or slab shrinkage. Otherwise in good condition.	Continue maintenance of cracked tile. Short term fix, continue to fill in areas of cracking with mortar. Long term fix, remove cracked tiles to inspect subsurface slab conditions, repair, and then replace tile.	2	ESL	L	Approx. 15 LF of cracking in terrazzo tile, \$10 lf to rout & repair cracks = \$150 + MU's						●	●			\$435
Wall Finish Materials	CMU block, in good condition. GWB in high traffic areas need new coat of paint.	Recommend re-painting as part of standard maintenance practice.	3	ESL	L	Approx. 1,500 sf GWB repainting.						●	●			\$6,561
Corridors																
Floor & Base Finish Materials	First Floor - VCT flooring. In good condition. Rubber base, in good condition. Second floor - VCT flooring. In good condition. No rubber base.	Provide rubber wall base for second floor corridors. CMU block wall has black scuff marks up to 4" from floor (floor polishing).	2	ESL	L	900 lf new rubber base @ \$2.50= \$2,250 + MU's						●	●			\$6,561
Wall Finish Materials	CMU up to 3', upper floor CMU walls are scuffed 6" up from floor level. GWB above CMU, paint is peeling away and walls dented, scuffed. Paint on wood trim topping CMU is peeling, wearing away.	Clean CMU walls close to floor. Repaint all GWB. Repaint all wood cap trim in corridors	2	ESL	L	Clean approx. 900 LF along floor, up to 6" from floor, hand cleaning required for 450 sf @ \$3 sf = \$1,350 + MU's See general notes for quantities (patching & repainting GWB), 900 lf run & 6' ht above cmu assumed = 5,400sf @ \$1.50 prep & repaint = \$8,100 + MU's. Approx. 900 LF of 10" wood cap trim to repaint @ \$3 lf prep & repaint = \$2,700 + MU's == TOTALS \$12,150 + MU's						●	●			\$35,391
Stairs and Exits																
Handrails (height, extensions, profile)	Fully compliant. Main entry stair handrails, paint is chipping and wearing away.	Refinish and repaint main entry stair handrail.	2	ESL	L	Approx 100' handrail, 100' assumed to be total pipe run regardless of rail configuration @ \$10 lf prep & repaint = \$1,000 + MU's						●	●			\$2,913
Art Classrooms																
Floor & Base Finish Materials	Exposed concrete floor. Long crack in floor at entry. Some concrete floor edges not covered by wall base, jagged edge exposed. Rubber base showing wear and tear.	Remove and replace rubber base.	2		L	Approx 150 lf rubber base, \$3 lf remove & replace = \$450 + MU's						●	●			\$1,316
Performing Arts - Stage																

EAST END COMMUNITY ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Floor & Base Finish Materials	Plastic laminated composite panels. Panels showing wear and tear, delamination.	Refinishing, repaint.	2	END	L	Approx. 1100 SF refinish, repaint laminate floor panels. \$5 sf clean-refinish-repaint-seal panels = \$5,500 + MU's						●	●			\$16,026
Stage Accessibility	ADA compliant ramp. Railing paint is worn, chipping away.	Refinish, repaint ramp railing.	2	END	L	Refinish, repaint approx. 70 LF railing. 70' total pipe length regardless of configuration assumed @ \$10 lf prep & repaint = \$700 + MU's						●	●			\$2,042
Gymnasium																
Wall Finish Materials	Painted CMU up to 7'-0", GWB above. GWB protected by wall protection boards, in good condition. Paint on CMU walls beginning to show wear, scuffs, chipping.	Repaint CMU walls.	2	END	L	Approx 2,500 sf cmu repainting; \$2 sf clean prep & repaint w/block filler = \$5,000 + MU's						●	●			\$14,565
Acoustical Treatments	None	Consider installing hanging ceiling baffles between joists to help with sound absorption.	-	-	L	Install approx. 140 (2' x 4') hanging acoustic baffles. 1,120 sf total baffle area @ \$20 sf = \$22,400 + MU's						●	●			\$65,255
Cafeteria																
Floor & Base Finish Materials	VCT floor, rubber base. VCT is in good condition, rubber base is showing signs of age, peeling, scuffed.	Replace rubber base.	2	END	L	350 lf rubber base replacement; \$3 lf remove & replace = \$1,050 + MU's						●	●			\$3,058
Wall Finish Materials	Painted CMU up to 3', GWB above. GWB has significant areas of peeling paint, chipping, scratching and scuffing.	Patch and repaint all GWB.	2	END	L	Approx. 1000 SF patch and repaint GWB. \$2 sf clean-prep-patch-repaint = \$2,000 + MU's						●	●			\$5,826
Door Material (Including Frame & Glazing)	Doors are plastic laminate on particle wood core. HM frame, 1/2 lite. Door in good condition, HM frame paint is chipping, peeling	Refinish and repaint HM frame	2	ESL	L	2 double doors HM frames (3' doors); \$75 prep & repaint ea frame x 4 equiv frames = \$300 + MU's						●	●			\$881
Curtainwall	Aluminum curtain wall system. Wood still.	Refinish wood sill.	2	ESL	L	Approx. 20 SF total wood sill refinishing. \$5 sf prep & repaint wide sill = \$100 + MU's						●	●			\$290
Stage Steps	Wood stage steps, 4 risers. Wood showing wear and tear.	Refinish wood stage steps.	2	ESL	L	Refinish approx. 170 SF wood stage steps. \$5 sf prep & varnish & seal stage steps = \$850 + MU's						●	●			\$2,477
Kitchen and Servery																
Wall Finish Materials	Painted CMU up to 3', GWB above. GWB has significant areas of peeling paint, chipping, scratching and scuffing.	Patch and repaint all GWB.	2	END	L	Approx. 1200 SF patch and repaint GWB. \$2 sf prep-patch-repaint = \$2,400 + MU's						●	●			\$6,997
Door Material (Including Frame & Glazing)	Doors are plastic laminate on particle wood core and HM. HM frame, 1/2 lite and no lite. Doors in good condition. There is 1 door and frame from the kitchen to the back hall where paint is chipping, wearing away.	Repaint 1 HM door and frame.	3	ESL	L	1 ea 3070 HM door & frame, \$125 prep & repaint + MU's						●	●			\$368
Nurse and Health																

EAST END COMMUNITY ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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			SEE LEGEND			EVALUATION CRITERIA										
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	* OPINION OF PROBABLE COST
Privacy Curtains (no. of rest areas)	There is 1 cot in the nurse suite - no privacy curtain.	Install privacy curtain.	3	ESL	L	Install 1 ceiling mounted curtain track, curtain around cot. \$350 track & curtain + MU's						●	●			\$1,026
PLUMBING																
Hot Water System	(Summer) Bradford White gas fired condensing water heater installed 2013, 300 MBH. (Heating) Off boilers tankless coils.	Expected service life is 15 years; replace.	3	N	L	(1) Gas water heater + MU's						●	●			\$38,710
MECHANICAL																
Heating Plant	(2) HB Smith 28HE dual fuel hydronic boilers (1800 MBH)	Maintenance	3	ESL	L	General Note: Replacement cost (less HVAC piping & ductwork) of all HVAC systems (10 years service life left in most cases) \$/SF @ 73K SF. + MU's						●	●			\$4,238,745
Air Conditioning (Yes/No/Limited)	Yes	Maintenance	3	ESL	L							●	●			
Cooling Plant	NA				L							●	●			
Air Handling Unit Systems	Yes: Packaged and split rooftop units with VAV	Maintenance	3	ESL	L							●	●			
Pumps	Boiler blend pump, Boiler injection to heating loop pump, and main building loop pumps lead/lag (VFD)	Maintenance	3	ESL	L							●	●			
Terminal Unit Systems	VAV w/ reheat, fintube, and CUHs/Uhs	Maintenance	3	ESL	L							●	●			
Exhaust Systems	Kitchen hood, Janitor and toilet roof tops	Maintenance	3	ESL	L							●	●			
Piping System	Black steel, copper, will insulated				L							●	●			
ELECTRICAL																
Interior Lighting																
Classrooms	T8 dimmable fluorescent pendant direct/indirect	Interior lighting fixtures will reach the end of their anticipated useful lives in approximately 10 years.	3	ESL	L	Carry complete interior lighting replacement for 72,620 sf						●	●			\$1,797,886
Offices	T8 fluorescent parabolics		3	ESL	L							●	●			
Corridors	Compact fluorescent (CF) recessed & surface mount		3	ESL	L							●	●			
Toilets	T8 fluorescent lens troffers		3	ESL	L							●	●			
Mech/Storage	T8 fluorescent strips & wrapaounds		3	ESL	L							●	●			
Assembly	lens troffers, CF pendants, incandescent		3	ESL	L							●	●			
Gym	T5 fluorescent high-bays		3	ESL	L							●	●			
Life Safety																
Fire Alarm	FCI addressable	The fire alarm system will reach the end of its anticipated useful life within 10 years.	3	ESL	L	Carry complete system replacement for 72,620 sf						●	●			\$264,389
Emergency Lighting	Battery units/ halogen & LED DC heads	Replace existing battery units as they fail	2	END	L	allow \$350 per emergency light replacement, re-use existing wiring + MU's Carry replacement of 40 Units						●	●			\$40,781

EAST END COMMUNITY ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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			SEE LEGEND			EVALUATION CRITERIA											
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	* OPINION OF PROBABLE COST	
Intercom/Paging System	Dukane intercom	Provide paging and intercom integrated with VOIP phone system.	3	ESL	L	58,000 gsf assumed to be covered, allow \$1 per sf = \$58,000 + MU's						●	●			\$168,950	
Total Years 11 - 15																\$7,059,349	

EAST END COMMUNITY ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/in Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST	
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations																	
BUILDING EXTERIOR																	
Exterior Wall Cladding																	
Materials	Colored CMU, metal panel. Some very isolated areas where masonry CMU is compromised. Cracking through mortar, blocks that are ready to fall out.	Metal panel is in good condition, no action req'd. Replace areas where CMU is compromised (near cafeteria entrance).	1	END	I	Approx. 20 SF of masonry block replacement, colored cmu split or scored face assumed, \$25 sf demo & replace + MU's							●	●			\$1,635
Sealants & Expansion Joints																	
Window / Door Perimeter Sealant	Window and door sealants are currently in good condition.	No immediate action required, however the next 10 years will likely see the failure of these sealants.	3	ESL	S	4,500 LF window/door sealant removal, replacement @ \$3.50 lf remove & recaulk = \$15,750 + MU's							●	●			\$51,333
Building Joint Sealant	Building sealant is currently in good condition.	No immediate action required, however the next 10 years will likely see the failure of these sealants.	3	ESL	S	2,500 LF building sealant removal, replacement @ \$5 lf remove & recaulk & backer rod = \$12,500 + MU's							●	●			\$40,744
Roof Assembly & Flashing																	
Age	10 years (2006), Black EPDM	Budget to replace at end of service life	3	ESL	L	50,000 SF							●	●			\$1,955,447
Roof Drains (Covers)	Steel roof drain covers. Generally clean and well-maintained. Covers in the green roof portion need special attention to prevent soil from going down drain.	Continue maintenance. Recommend clearing covers in green roof portion of building.	2	ESL	S	Approx. 4 drains need clearing, and regular maintenance, allow \$250 per drain + MU's to clear surrounding area & provide mesh perimeter drain screen							●	●			\$3,259
Exterior Stairs and Ladders																	
Locations and Materials	Concrete ramp at loading dock - isolated areas of cracking, spalling especially around railing posts	Patch and repair cracks and around railing posts.	2	ESL	S	Approx. 10 LF cracking. Patch approx. 10 (4" x 4") post locations. Allow 10 lf crack @ \$10 + \$75 ea post location = \$1,000 + MU's							●	●			\$3,259
Other Observations																	

EAST END COMMUNITY ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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			SEE LEGEND			EVALUATION CRITERIA											
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	* OPINION OF PROBABLE COST	
Site walls/storage	CMU block veneer site wall at building rear - block is breaking in areas. Aluminum coping capping wall is damaged. Wall showing efflorescence and staining all around. Wood shed inside site wall showing signs of deterioration.	While not an immediate concern, consider demolishing site wall and wood shed, replace with more permanent outdoor storage shed.	2	ESL	L	Demolish 20 LF CMU veneer wall, assume 10' ht = 200 sf @ \$5 = \$1,000 + MU's; Pour an additional 20 LF concrete foundation, \$180 lf dig & bf & new frost wall = \$3,600 + MU's. Rebuild 10' CMU veneer wall over old and new foundations (40 LF, 10' x 10' shed) = 10' ht assumed = 400 sf veneer on block backup @ \$35 sf = \$14,000 + MU's. Provide properly flashed edges and roof = 40 lf set @ \$20 lf = \$800 + MU's, and 6' x 7' double HM door & frame = \$2,150 per 3070 + \$150 blocking per 3070 & \$125 paint exterior door & frame = \$2,525 per 3070 + MU's. = = TOTALS \$24,250 + MU's						●	●			\$79,041	
PLUMBING																	
Domestic distribution piping	Copper pping	Expect service life-is 30 years-replace in 20	2	END	5	\$/SF @ 70K SF						●	●			\$2,815,150	
Sanitary Waste and Vent System	PVC	Expected service life is 30 years; replace in 20.	3	ESL	5	\$/SF @ 70K SF						●	●			\$1,591,643	
Storm Drain System	PVC	Expected service life is 30 years; replace in 20.	3	ESL	5	\$/SF @ 70K SF						●	●			\$682,133	
Plumbing Fixtures	Good operating condtion low flow	Expected service life is 30 years; replace in 20.	3	ESL	5	Figure 100 fixtures use same roughins @500 ea. + MU's						●	●			\$162,413	
Drinking Fountains / Water Coolers	Yes	Expected service life is 20 years; replace in 10	3	ESL	5	(4) Water Coolers						●	●			\$32,483	
															Total Years 16 -20	\$7,418,537	

LONGFELLOW ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	

Year 0 (Fiscal Year 2017) - Immediate Recommendations

STRUCTURAL																
Roof Construction	Central section roof: A. Some of the steel beams in the roof are covered with a mix for terracotta and concrete potentially for fire proofing (not all the beams are covered). In one location the steel beam bottom flange's cover is cracked and bulging.	Remove the cover (replace with other material if required for fire proofing). Survey rest of the roof for other loose locations.	1	OB	I	1 location		●				●				\$455.00
Exterior Wall Construction	A. Cast stone bands are spalling and their faces have fallen off. In some location reinforcement is visible. The mortar is failing from the cast stone joints	Remove and replace the felled cast stones.	0	OB	I	~1,000 LF		●								\$26,337.00
Exterior Wall Construction	B. Lintels above mechanical opening are rusting and jacking the surrounding brick.	Remove the existing lintels and replace them with galvanized lintels	1	END	I	~ 70 locations lintel lengths unknown, carry \$125 lf + MU's to demo lintel, provide new w/mason labor, remove 18" brick above & replace & provide flashing		●				●	●			\$75,000.00
Additional Observation	A. Entry canopies to the poetry garden: the roof finishes are falling off and the structure is heavily corroded.	Remove the canopies.	1	OB	I	7 locations		●								\$15,805.00
BUILDING EXTERIOR																
Exterior Wall Cladding																
Materials	Brick masonry veneer- Precast Concrete. Isolated areas of precast concrete are breaking away, or have already broken away, and have caused damaged to the masonry below or discoloring of the wall below. This represents a fall hazard.	Remove cracked or broken precast concrete and replace with new precast concrete in the same shape to maintained buildings character.	2	ESL	S	A total of 100 linear feet of precast concrete to be replaced.		●				●	●			\$15,000.00

Total Year 0	\$132,597
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LONGFELLOW ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
<u>Condition Level</u>	<u>Life Cycle (Age Factor)</u>	<u>Action Priority</u>
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	* OPINION OF PROBABLE COST

Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations																
SITE																
Parking																
Curbing Materials & Wheel Stops	None Internal	Install wheel stops where parking is adjacent to ADA ramp.	0	OB	S	6 @\$250		●		●						\$2,813.97
Number of Spaces (Regular & ADA)	6 ADA spaces, only 2 compliant, 1 space has a dumpster in it.	Relocate dumpster. Repaint to include parking aisle(s).	2	ESL	S	Repaint 6 ADA stalls @ \$125 = \$725 + MU's		●		●			●			\$1,364.92
Accessible Parking Signage	Only 1 sign	Install additional signage, 1 per ADA space.	1	END	S	5 ADA sign@ \$350 = \$1,750 + MU's		●		●						\$3,284.53
Vehicular & Pedestrian Circulation																
Pedestrian Ramp Location & Materials	Crosswalk/Speed Table at Stevens, concrete with comp. paver. Lip at base of Ramp. Food carts stored on ramp landing	Repair pavement at sidewalk transition to reduce lip to 1/4" or less. Install additional storage space for food carts if needed.	2	ESL	S	Grind 36" lop \$100 + MU's		●		●						\$186.98
DOT School Zone Markings/Signage at Street	No School Zone signage on Concord Street West.	Install School Zone sign.	0	OS	S	\$500 + M U's		●								\$941.11
Service Area																
Trash & Recycling Containers (# & Size), Trash Compactor (size)	1-10yd solid, no screening 1-6yd recycle	Relocate out of ADA parking and install screening.	1	ESL	S	10' x 15' exclusive screened area w/8" concrete on 12" gravel & gate & bollards, \$5,750 + MU's		●		●			●			\$10,788.46
Site Furniture & Accessories																
Types, Locations, Materials	1 Big Belly Trash between schools, limited lighting	Install lighting at side and rear of building.	2	ESL	S	3 lights @ \$5,000 ea	●									\$28,139.74
STRUCTURAL																
Roof Construction	A. Wing roofs do not appear to be design for drifting snow.	Roof is technically grandfathered; recommend reinforcing high low roof conditions for drift by installing new steel bar joists between the existing joists. Shoveling of drifts recommended in the interim.	3	ESL	S	5,300 SF of roof		●				●				\$49,716.65
Roof Construction	Central section roof: B. Roof does not appear to be design for drifting snow around high roof.	grandfathered; recommend reinforcing high low roof conditions for drift by installing new steel bar joists between the existing joists. Shoveling of drifts recommended in the interim.	3	ESL	S	2,000 SF of roof \$5 sf + MU's		●				●	●			\$18,759.83
BUILDING EXTERIOR																
Exterior Doors - Main Entrance																

LONGFELLOW ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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			SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Accessible entrance	Front entrance is not accessible	Provide a 12'x5' concrete ramp with code compliant painted metal round pipe rails to allow front entrance to be accessible. Provide chair lift inside front entrance.	0	OB	S	A total of 60 square feet of concrete (ramp). A total of 30 linear feet of painted metal round pipe handrail. (1) ADA chair lift inside main entrance. Ramp dig & bf & foundations & slab & handrails = \$10,000 + MU's; ADA chair lift & lift enclosure & electrical = \$35,000 + MU's = = = TOTALS \$45,000 + MU's				●		●	●			\$84,419.21
BUILDING INTERIOR																
General Notes																
Non-ADA compliant door hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware.	0	OB	S	18 Knobs (typically on service doors), service doors suggests HM, \$500 per leaf minimal modification of leaf t accept hardware =\$9,000 + MU's				●						\$16,883.84
Sinks (ADA compliance)	Counter mounted sinks with stainless steel gooseneck faucet. Non-ADA (no knee clearance)	Recommend replacement of all non-ADA casework with more resilient plastic laminate casework with resilient edge banding and lockable doors..	0	OB	S	Provide the following in each classroom (25 classrooms): (1) 72" x 24" plastic laminate counter with counter mounted stainless steel sink at ADA height. 150 lf top @ \$90 w/demo = \$13,500 + MU's + sinks @ \$1,500 re-use rough = \$37,500 + MU's; (1) 36" wide ADA sink apron @ \$300 = \$7,500 + MU's; (2) 18" wide base cabinets with lockable doors 75 lf @ \$275 w/demo = \$20,625 + MU's = = = TOTALS \$79,125 + MU's				●		●	●			\$148,439.45
Main Entrance																
Door Configuration (Vestibule?)	Vestibule, secured entrance. No ADA push button	Recommend providing ADA push button access	0	OB	S	ADA push button sequence for two double doors. Allow \$2,500 w/new wiring tie-in + MU's			●	●						\$4,693.07
Corridors																
Doors opening into Corridors (rating, closers, hold-opens, swing, widths)	No apparent ratings / No closers / No hold-opens / mix of doors with or without glazing	Recommend installing closers on all doors in corridor and provide safety glazing on all doors. Schedule hardware work with the replacement of the interior doors.	2	OB	S	90 closers @ \$300 = \$27,000 + MU's, door glazing excluded Provide a price for safety glazing on (80) of the doors. Size of glazing to be 24" x 42"		●	●			●	●			\$50,651.53

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Wall Projecting Objects	Insulated mechanical pipe in basement projecting from wall at about 60" AFF	Provide cane detection at pipe	0	OB	S	(1) painted round metal cane detection devices. \$250 + MU's		●	●							\$473.67
Wall Projecting Objects	Drinking fountains are not located in alcoves and do not have cane detection devices.	Provided painted round metal cane detection devices to either side of the drinking fountain to meet ADA requirements	0	OB	S	(2) painted round metal cane detection devices. Two for each fountain. 4 total @ \$250 = \$1,000 + MU's		●	●							\$1,875.98
Drinking Fountains	Only one fountain outside of gym area	Provide fountain on each level	0	OB	S	(2) high-low ADA compliant drinking fountains (1 fountain for each floor) with cane detection as described above. \$2,250 ea fountain w/new rough + \$500 for 2 cane detectors = \$2,750 per fountain x 2 = \$5,500 + MU's			●	●						\$10,321.02
Interior Signage																
At Code Required Locations?	Some but scattered (Most are on the doors). V	Recommend providing consistent code compliant signage throughout the entire building	0	OB	S	Provide ADA compliant room signage for 50 spaces @ \$75 = \$3,750 + MU's		●	●	●						\$7,036.49
	Second exit signs are missing above the second set (the exterior doors) of all exits.	Provide second exit sign at each exterior egress door	0	OB	S	(5) illuminated exit signs. \$1,000 w/new wiring = \$5,000 + MU's		●	●	●						\$9,379.91
Stairs and Exits																
Handrails (height, extensions, profile)	Clear finish metal handrails. No extensions at the top or bottom of stairs (handrails continue across landings). Round profile and compliant height	Provide round metal handrail at the top and bottom of each stair to provide the required handrail extensions at the top and bottom of each stair.	0	OB	S	14 If total @ \$50 = \$700 + MU's		●	●	●						\$1,315.06
Elevators and Lifts																
Elevator	None	Provide elevator to allow access to all levels	0	OB	S	Addition for LULA elevator, allow \$1.3M w/addition enclosure + MU's			●	●						\$1,620,450.00
Kindergarten Toilet Rooms																
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	The kindergarten toilet rooms are not Accessible; no room for maneuvering clearances and missing grab bars. One kindergarten classroom is missing a designated toilet.	Recommend upgrading toilet rooms in a future renovation. Provide designated bathroom in the one kindergarten room that was missing a bathroom in a future renovation or relocate classroom to another classroom with designated bathroom in the short term.	2	ESL	S	Interior renovation for a 64 square foot ADA compliant bathroom, \$10,000 + MU's			●	●						\$18,759.83
Door Widths and Clearances	28" clear width door	Provide a door with min. clear width of 36"	1	OB	S	Provide a total of (3) 36"x84" wood veneer doors with painted hollow metal frames, \$1,500 ea w/demo-reframe-new door & hdwr = \$4,500 + MU's			●	●						\$8,445.04
Art Classrooms																

LONGFELLOW ELEMENTARY SCHOOL
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Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Sinks (ADA compliance)	two wall mounted sinks (Non-ADA). One is plastic and the other is china	Replace and provide with sinks that meet ADA requirements. Provide plastic laminate counter and apron with resilient edge banding for a more durable long lasting product.	0	OB	S	(1) 72"x24" plastic laminate counter at ADA height @ \$90 w/demo = \$540, (2) stainless steel 36" wide sinks @ \$1,500 ea & re-use exist rough, (2) 36" wide plastic laminate sink aprons for ADA knee clearance @ \$300 ea = = = TOTALS \$4,140 + MU's			●	●						\$7,765.70
Kilns	Kiln (not enclosed)	Provide a rated, ventilated, and accessible room to keep the kiln in as part of future renovations.	0	OB	S	80 square feet of interior renovation to provide a room constructed of gyp partitions up to roof deck, single wood veneer 36"x84" door, 2x4 ACT ceilings, and VCT flooring. \$125 sf + MU's + \$2,500 to relocate kiln-hood-exhaust-fan thru roof = \$12,500 + MU's		●								\$23,452.90
Performing Arts - Stage																
Stage Accessibility	Cafetorium Stage is not wheelchair accessible. No chair lift or ramp. Stair access only, stairs are narrow.	Recommend providing access to stage in a future renovation	0	OB	S	Interior renovation to accommodate a chair lift, allow \$25,000 + MU's for lift & stage cut-out-reframe to accommodate				●						\$46,899.56
Gymnasium																
Wall Pads	None	Recommend providing wall pads behind each backstop in future renovations	0	OB	S	A total of 20 linear feet of 6' tall wall pads @ \$8.50 sf =\$1,020 + MU's		●				●	●			\$1,913.38
Drinking Fountains	None	Recommend providing drinking fountain within Gym area in future renovations	0	OB	S	(1) high-low ADA compliant drinking fountains \$2,250 w/new rough + MU's				●						\$4,225.64
Teacher Workroom and Staff Areas																
Casework	Residential grade (wood and plastic laminate) - Non-ADA	Recommend replacement of all non-ADA casework with more resilient plastic laminate casework with resilient edge banding and lockable doors.	0	OB	S	(1) 84"x24" plastic laminate counter with resilient edge banding at ADA height = 7 lf @ \$90 w.demo = \$630, (1) 18" base cabinets with drawer @ \$275 w/demo =\$415, (1) 30" ADA sink apron for knee clearance @ \$300, (1) 24" four drawer base cabinet = 2 lf @ \$275 w/demo = \$550, (1) 36" wall cabinet @ \$125 w/demo = \$375, (1) 36" microwave wall cabinet @ \$100 = \$300, (1) 12" wall cabinet @ \$125 w/demo = \$125 = = = TOTALS \$2,695 + MU's				●						\$5,054.56

LONGFELLOW ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Sinks (ADA compliance)	Counter mounted sinks with stainless steel gooseneck faucet. Non-ADA (no knee clearance)	Recommend relocating sink to new plastic laminate counter set at ADA height as described above.	0	OB	S	Relocate existing sink into new casework. See casework notes above \$500 relocate & adjust rough + MU's				●						\$941.11
Nurse and Health																
Sinks (ADA compliance)	Wall mounted china sink, non ADA (to high)	Provide sink that meets ADA requirements in future renovations	0	OB	S	(1) wall mounted sink at ADA height in nurses suite bathroom, \$2,000 w/new chair carrier & re-use exist rough + MU's				●						\$3,751.97
Door Widths and Clearances	two of the four doors are less then the 32" clear width required	Provide doors with a min. clearance of 36" in future renovations	0	OB	S	(2) 36"x84" wood veneer doors with painted hollow metal frames \$2,000 ea demo-reframe-new door-frame-hdwr = \$4,000 + MU's				●						\$7,503.93
Administration Office Area																
Conference Room	Conference room (Counter mounted sinks with stainless steel gooseneck faucet. Non-ADA (no knee clearance)	Recommend replacement of non-ADA sink with ADA compliant sink and plastic laminate casework	0	OB	S	(1) 72" x 24" plastic laminate counter with counter mounted stainless steel sink at ADA height. 6 lf @ \$90 w/demo + \$1,500 sink re-use rough = \$2,040 + MU's (1) 36" wide ADA sink apron \$300 + MU's (2) 18" wide base cabinets with lockable doors = 3 lf @ \$275 w/demo = \$825 + MU's = = = TOTALS \$3,165 + MU's				●						\$5,939.57
Student Toilet Rooms																
Plumbing Fixtures	The water closets are predominately floor mounted vitreous china with manual flush valves. Urinals are wall hung vitreous china with manually operated flush valves. Lavatories are floor mounted semi-circle sinks No ADA compliant fixtures are provided	Recommend providing ADA compliant fixtures in a future renovation	0	OB	S	(4) 60"x60" painted enamel ADA compliant bathroom stalls @ \$1,150 = \$4,600, (2) wall mounted urinals at ADA height \$2,000 w/adjust rough = \$4,000, (4) floor mounted water closets at ADA height @ \$1,250 & re=use rough = \$5,000 = = = TOTALS \$13,600 + MU's				●						\$25,515.86
Accessories	Missing grab bars required for ADA fixtures	Provide wall mounted stainless steel grab bars	0	OB	S	(4) wall mounted stainless steel grab bar @ \$150 = \$600 + MU's				●						\$1,128.08
Staff Toilets																
Accessories	Missing grab bars required for ADA fixtures	Provide wall mounted stainless steel grab bars	0	OB	S	(1) wall mounted stainless steel grab bars @ \$150 + MU's			●							\$280.46
Door Widths and Clearances	Door width is less than the required min, of 32" clear.	Provide door with a min. clearance of 32" in future renovations	2	END	S	(1) 32"x84" wood veneer door with painted hollow metal frame \$2,000 + MU's demo-reframe-new door & frame w/hdr			●	●						\$7,491.47
FIRE PROTECTION																

LONGFELLOW ELEMENTARY SCHOOL
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Type of Sprinkler System	NFPA 13 automatic wet system hallways , stage, dry system (?)	New NFPA 13 automatic system for entire building	2	ESL	S	\$/SF @ 43K SF	●		●							\$317,041.04
PLUMBING																
Drinking Fountains / Water Coolers	Bubblers at class sinks & ADA cooler in hallway	Upgrade cooler to one with bottle fill	3	ESL	S	\$1,500 + MU's, re-use rough				●						\$2,817.09
ELECTRICAL																
Life Safety - Fire Alarm	Conventional FCI	Update to addressable ADA compliant	1	OB	S	Carry Complete system for 42,767 sf		●	●							\$100,343.25
Life Safety - Emergency Lighting	Emergency battery units with integral and remote heads. Heads are a mixture of LED and incandescent. LED illuminated exit signs with integral battery backup.	Replace older units as they fail. Provide outdoor emergency lighting at building exits.	2	ESL	S	Carry replacement of (20) indoor units and addition of (8) outdoor units		●	●							\$28,139.74
SECURITY																
Secure Entry Vestibule	Secured entry with buzz-in entry system at second set of doors. Secured vestibule does not enter directly into admin area, allowing visitors to have access to student areas before checking in.	Recommend providing a third set of entry doors between corridor and entrances into admin suite and principles office. Third set of door to be buzz-in to allow access to student areas. Door configuration to match existing vestibule doors	0	OB	S	300 Square Feet of complete interior renovations. Allow \$6,000 interior buzz double doors + \$4,000 floor & ceiling & pint = \$10,000 + MU's	●									\$18,759.83
Intrusion Alarm System	DSC control panel initiated by motion sensors in corridors	Provide a security alarm control panel that is integrated with the district-wide network.	2	ESL	S	allow \$20,000 + MU's Also include door contacts for 18 openings	●									\$45,964.69
Security Camera System	None	Provide web-based security camera system with DVR			S	(32) cameras	●									\$35,899.20
Total Years 1 - 5															\$2,789,969	

LONGFELLOW ELEMENTARY SCHOOL
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Category	Description and General Comments	Recommended Action	See Legend			Quantity Info	Evaluation Criteria										* Opinion of Probable Cost
			Cond. Level	Life Cycle	Action Priority		Security	Health & Safety	Code Compliance	ADA/ Accessibility	Sustain - Ability	Extending Bldg. Life	Operation & Maintenance	Impact on Learn. Env.	Aesthetics & Appearance		
Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations																	
Site																	
Parking																	
Paving Materials	Bituminous Pavement in Parking Lot in Poor condition	Recommend pavement overlay.	2	END	L	26,000 s.f @ \$1.25/sf								●			\$75,961.11
Parking Striping Condition	Poor	Repaint parking lines	1	END	L	2200 lf @ \$0.50								●			\$2,570.22
Site Topography																	
Characteristics	Flat at front. 4:1 slope at rear	Slope stabilization needed.	2	ESL	L	3800 sf @ \$1.00								●			\$8,881.61
Structural																	
Additional Observation	B. Large retaining wall at the back of the poetry garden (1 story wall running between the west ends of the wings). Generally in good condition. A handful of location have large spalling (near or at the location of post bases), one location has reinforcement visible.	Remove the spalls, clean and repair	2	END	L	5 locations (1 with rebar exposed)							●	●			\$2,337.27
Additional Observation	C. Site: The south steps wing walls are formed with large blocks. The front stone shifted forward and a gap is visible behind it.	Repair	1	END	L	1 location (south steps)								●			\$706.62
Additional Observation	D. Site: Concrete site steps outside the west end of the south wing (basement level). The steps have spalled and cracked and in a couple spots the reinforcement is exposed. Additionally, the wings walls have large spalls at their interface with the building (also exposing reinforcement).	Coat exposed reinforcement with protective concrete and repair concrete.	2	END	L	7 repair locations.							●	●			\$4,674.53
Additional Observation	E. Site: Access ramp at the north of the building is made up of metal section and of a wood section. The ramp currently sits on asphalt and is subject to frost heaves.	Provide foundation that extends below frost line.	3	ESL	L	1 ramp							●	●			\$2,337.27
Additional Observation	F: Site: Main entrance steps (east façade): the concrete side walls have large areas of spoils and some of the joints are opening up.	Repair concrete	2	END	L	5 locations							●	●			\$5,847.05
Additional Observation	G: Site: Metal flag pole painted white has some rust is coming through the paint.	Clean and repaint with protective coating.	2	ESL	L	1 flag pole								●			\$877.45
Plumbing																	
Cold Water System	No backflow protection	Install backflow protection per municipal requirements			L	allow \$3,500 + MU's							●	●			\$8,184.31
Hot Water System	Electric 65 gallon dual 6,000w elements, 2003 mfg at end of service life (15 years)	replace with new gas fired 100 gal DWH including venting, mix valve, recirc pump	2	END	S								●	●			\$46,745.30
Domestic Distribution System	Mostly original copper with lead solder--end of service life	Replace with new copper distribution system with insulaton	2	END	L	Figure \$/SF @ 43K SF							●	●			\$1,202,022.00

LONGFELLOW ELEMENTARY SCHOOL
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Sanitary Waste and Vent System	Mostly original Cast Iron--end of service life	Replace Sanitary system	2	END	L	Figure \$/SF @ 43K SF						●	●			\$700,403.00
Storm Drain System	Mostly original Cast Iron--end of service life	Replace Storm system	2	END	L	Figure \$/SF @ 43K SF						●	●			\$300,505.50
Natural Gas	NA	New Natural Gas system			L	3" Piping to mech room (100')						●	●			\$7,765.00
MECHANICAL																
Heating Plant	Steam from Deering High via underground--pumped return: Piping is vintage and most likely failing.	Provide HW gas fired condensing boiler (1600 MBH) plant at time of steam to HW building conversion	2	END	L	Figure (2) 800 MBH Condensing gas boilers & Appurtenances (ET)						●	●			\$605,670.00
Air Handling Unit Systems	Unit ventilators	Convert to HW fin tube and ERU ventilation at time of steam to HW building conversion.	2	END	L	Figure \$/SF @ 43K SF for fintube. Figure (3) 5,000 cfm ERU rooftop units. Figure \$/SF for ductwork (uninsulated)						●	●			\$976,837.00
Piping System	Asbestos insulation on steam piping in areas; beyond service life	Replace with HW piping and insulation	2	END	L	\$/SF @ 43K SF						●	●			\$1,202,022.00
Automatic Temperature Controls	Pneumatic w/some DDC	Replace pneumatic with upgraded DDC; at time of steam toHW conversion.	2	END	L	\$/SF @ 43K SF						●	●			\$300,505.50
ELECTRICAL																
Service	Utility XFMR vault in building	Upgrade service - provide padmount XFMR	1	OB	L	Carry complete new service entrance for 42,767 sf						●	●			\$173,936.00
Panels	mostly past anticipated life, a couple of residential-grade loadcenters have been added	replace throughout	1	OB	L	Carry complete power distribution system replacement for 42,767 sf						●	●			\$267,737.20
Exterior Building Lighting	Mix of LED and metal halide (MH) wall packs	replace MH with LED as MH units fail	2	ESL/END	L	Carry (18) LED wall packs					●	●	●			\$25,158.60
Interior Lighting																
Classrooms	Old louvered fluorescents	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	OB	L	Carry complete interior lighting replacement for 42,767 sf					●	●	●	●		\$849,491.00
Offices	T8 fluorescent wraparounds	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	OB	L						●	●	●	●		
Corridors	Old louvered fluorescents	Update lighting to LED as part of any planned facility renovations.	3	OB	L						●	●	●	●		
Toilets	T8 fluorescent wraparounds	Update lighting to LED as part of any planned facility renovations.	2	ESL	L						●	●	●	●		
Mech/Storage	T8 fluorescent wraparounds	Update lighting to LED as part of any planned facility renovations.	2	ESL	L						●	●	●	●		
Gym	T8 fluorescent high bay pendant luminaires	Update lighting to LED as part of any planned facility renovations.	2	ESL	L						●	●	●	●		

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Total Years 6 - 10	\$6,771,176
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Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	

Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations																
BUILDING INTERIOR																
General Notes																
Interior doors	A mix of wood veneer doors with stained wood frame and painted metal doors with painted metal frames. Doors are worn and approaching end of life	Recommend replacement of all interior doors and wood frames with new wood veneer doors and painted hollow metal frames	2	END	L	(100) single door 36"x84" (20) double door 72"x84" , \$1,500 per opening w/demo & new lockset & closer = 140 leaves = \$210,000 + MU's						●	●			\$611,714.78
Interior Wall Finish Materials	Painted gyp / plaster	Recommend refinishing (repair, patch, sand, and paint) all walls due to areas of wall that are damaged or where the paint is peeling.	1	END	L	Total of all walls for a three level building with a gross square feet of 61,600 @ \$2 sf floor area = \$123,200 + MU's						●	●		●	\$358,880.41
Interior wall base	Typically original wood base with resilient rubber wall base applied over it in all rooms except Art and Toilet Rooms. Original wood base is showing signs of heavy wear and tare, resilient base is in fair shape.	Remove wood and resilient base complete. Replace wood trim with more resilient PVC trim.	2	END	L	All interior walls with the exception of the Art room in the ground floor and the Toilet Rooms throughout., allow 65 cents per sf floor area = \$40,040 + MU's						●	●			\$116,633.23
Interior Window Sills	Wood window sills in poor condition	Replace all window sills with plastic laminate sill with resilient edge banding	1	END	L	24 linear feet of plastic laminate window sills with resilient edge banding in each room, a total of (30) rooms. 720 lf @ \$20 w/demo = \$14,400 + MU's						●	●			\$41,951.96
Main Entrance																
Entrance Mats	Walk-off carpet in good condition	To preserve interior finishes it is our recommendation to replace with more robust walk-off carpet sequence at the main entrance. Provide an area of aggressive grade walk-off material at the exterior of the vestibule. Provide a mild grade walk-off mat product as finish floor in the vestibule. Provide an area of low grade walk-off carpet in the main lobby.	3	ESL	L	50 Square Feet of aggressive grade walk-off mat. \$17.50 sf recycled rubber matt = \$875 + MU's 150 Square Feet of mild grade walk-off mat. @ \$15 = \$2,250 + MU's 80 Square feet of low grade walk-off mat @ \$10 = \$800 + MU's						●	●			\$11,438.81
Main Lobby																
Floor & Base Finish Materials	appears to be 9x9 vinyl asbestos tile with large areas of tile in rough condition - Wall tile base		2	END	L	200 sf abatement @ \$5 w/prep for new = \$1,000 + MU's, new floor @ \$3.75 = \$750 + MU's, tile base remains Correct						●	●			\$5,100.04
Ceiling Finish Materials	Painted plaster in good condition. Paint on ceiling in basement peeling and falling off.	Recommend providing 2x4 ACT ceiling in basement to conceal infrastructure and to provide a better acoustic environment in the corridor.	2	END	L	1,400 sf @ \$3.50 = \$4,900 + MU's						●	●		●	\$14,274.31
Corridors																

LONGFELLOW ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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			SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Floor & Base Finish Materials	Levels 1 and 2:appears to be 9x9 vinyl asbestos tile with large areas of tile in rough condition.	Abatement of 9x9 vinyl asbestos tile and replace with quartz floor tile or an equivalent non-wax finish floor.	2	END	L	6700 sf .. Abate & prep for new @ \$5 & \$3.75 sf new + \$0.50 sf new wall base = \$9.25 for 6700 sf =\$61,975 + MU's						●	●		●	\$180,533.76
Floor & Base Finish Materials	Basement level: Painted concrete floor in poor condition with no wall base.	Replace painted concrete floor in basement with quartz floor tile or an equivalent non-wax finish floor.	2	END	L	1400 sf .. clean prep for new @ \$.75 & \$3.75 sf new + \$0.50 sf new wall base = \$5 for 1400 sf =\$7,000 + MU's						●	●		●	\$20,390.49
Floor & Base Finish Materials		Provide Resilient wall base at lower level corridor walls	0	OB	L	All walls lower corridor = 260 lf @ \$3 = \$780 + MU's						●	●			\$2,274.21
Wall Finish Materials	Ceramic tile up to 60" / Painted gyp - Painted GYP in basement (no wall tile)	Recommend re-painting as part of standard maintenance practice	3	ESL	L							●	●			\$0.00
Ceiling Finish Materials	Painted plaster - Painted GYP in basement	Replace areas of older / failing plaster with new plaster to match the majority of the corridor.	3	ESL	L	200 square feet of old plaster to be replaced. w/wire lath assumed, \$15 sf demo & replace & paint = \$3,000 + MU's						●	●			\$8,738.78
Ceiling Finish Materials		Remove peeling paint and provide 2x4 ACT ceiling tile in basement to reduce noise and conceal all exposed pipes and conduits.	2	END	L	A total of 1,400 square feet @ \$5 paint cleanup & new ACT w/grid = \$7,000 + MU's						●	●			\$20,390.49
Lockers	Wood cubbies of assorted finishes and condition	Replace assorted cubbies with more resilient plastic laminate cubie systems for a longer lasting product and consistent finish.	2	ESL	L	(1) 48"x96" plastic laminate open cubbie with resilient edge banding. Locate cubbies in corridor outside of each classroom. A total of (25 classrooms)., single height open assumed, no interior divided areas @ \$500 ea = \$12,500 + MU's						●	●			\$36,416.43
Stairs and Exits																
Floor & Base Finish Materials	A mix of what appears to be 9x9 Vinyl Asbestos Tile (in good condition), rubber stair tread, metal stair tread, and VCT. Wall base in wood with resilient base on top.	Abatement of 9x9 vinyl asbestos tile and replace with quartz floor tile or an equivalent non-wax finish floor. Schedule all floor finish renovations to take place at the same time	2	END	L	400 sf abate & prep @ \$5 + \$3.75 sf new floor + \$0.50new wall base = \$9.25 sf = \$3,700 + MU's						●	●			\$10,780.74
Floor & Base Finish Materials		Replace metal stair tread with rubber stair tread material at all treads and landings. Schedule all floor finish renovations to take place at the same time	2	OB	L	400 sf @ \$25 demo & replace = \$10,000 + MU's						●	●			\$29,129.28
Ceiling Finish Materials	Painted plaster	Recommend re-painting as part of standard maintenance practice.	3	ESL	L	400 sf @ \$1.50 prep & paint = \$600 + MU's						●	●			\$1,751.63
Kindergarten Classrooms																
Visual Display Surfaces	Tack bar - tack board - chalk board	Replace chalkboard with white boards	3	ESL	L	A total of 24 feet of chalkboard to be replaced. 4' height assumed = 96 sf @ \$30 = \$2,880 + MU's w/demo =							●	●		\$5,477.47
Kindergarten Toilet Rooms																

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LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Ceiling Finish Materials	Painted GYP	Patch, sand, paint large hole in ceiling of each Kindergarten bathroom	2	END	L	Total of 15 sf, allow \$750 + MU's							●	●		\$2,187.12
General Purpose Classrooms																
Floor & Base Finish Materials	Broadloom carpet w/ small areas of what appears to be 9x9 vinyl asbestos tile that appear to be in rough shape	Abatement of 9x9 vinyl asbestos tile and replace with quartz floor tile or an equivalent non-wax finish floor.	2	END	L	230 square feet in each classroom. A total of (20) rooms. \$5 sf abate & prep + \$3.75 sf new floor + \$0.50 sf new base = \$9.25 sf for 4600 sf = \$42,550 + MU's						●	●			\$123,949.42
Floor & Base Finish Materials		Replace broadloom carpet with new broadloom carpet as part of standard maintenance practice	3	ESL	L	650 square feet in each classroom. A total of (20) classrooms \$6 sf demo-prep-replace for 13,000 sf = \$78,000 + MU's						●	●			\$227,208.35
Ceiling Finish Materials	Painted plaster - 2x4 ACT in classrooms in the basement.	Replace 2x4 ACT ceilings with new 2x4 ACT ceilings	2	ESL	L	A total of 2,300 square feet of 2x4 ACT to be replaced in the classrooms, includes new grid @ \$4.50 demo & replace = \$10,350 + MU's						●	●			\$30,155.09
Casework	Mixed casework of wood veneer, plastic laminate, and metal of varying finishes and condition	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L	Provide the following in each classroom (a total of 20 classrooms): (1) 36" plastic laminate tall cabinet with adjustable shelves @ \$750 ea, three rows of 144" wall mounted shelves on shelving standards (one row with coat hooks) = 36 lf @ \$20 = \$720 per class, (1) 48" wide plastic laminate tall open shelf unit with adjustable shelves @ \$500 ea, (2) 36" wide wall cabinets = 6 lf @ \$125 = \$725 per class, (4) 60" wide x 36" tall open shelf units with adjustable shelves = 20' book shelf @ \$145 lf = \$2,900 per class , (2) 120"x24" plastic laminate counter with resilient edge banding = 20 lf top @ \$90 w/demo = \$1,800 per class = = TOTALS \$7,395 per class x 20 = \$147,900 + MU's.						●	●	●		\$430,822.95
Visual Display Surfaces	White boards, chalk boards and some rooms have marker board laminate applied over chalk boards	Recommend replacement of all chalkboards, and chalkboard with white board laminate, with better quality white boards	2	OB	L	30 linear feet of chalkboard per classroom. A total of (20) rooms 4' ht assumed = 120 sf per class @ \$30 sf demo + replace = \$72,000 + MU's						●	●	●		\$209,730.78
Art Classrooms																
Floor & Base Finish Materials	VCT - No base at CMU or GYP walls	Provide resilient rubber wall base	0	OB	L	150 lf @ \$2.50 = \$375 + MU's						●	●			\$1,093.56

LONGFELLOW ELEMENTARY SCHOOL
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LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
		Recommend replacing VCT floor tile with quartz floor tile or an equivalent non-wax finish floor in future renovations	3	ESL	L	1200 sf @ \$5.75 demo-prep-new floor & wall base = \$6,900 + MU's						●	●			\$20,100.17
Ceiling Finish Materials	2x4 ACT	Recommend replacing ceiling in the future with new 2x4 ACT ceiling complete	3	ESL	L	1,200 square feet of 2x4 ACT, includes new grid @ \$4.50 demo & replace = \$5,400 + MU's						●	●			\$15,735.62
Casework	Mixed casework of wood veneer, plastic laminate, and metal of varying finishes and condition	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L	A total of 24 linear feet of plastic laminate tall open shelving units with adjustable shelves, 6 ea 48" wide @ \$500 ea'. (1) 120"x24" plastic laminate counter @ \$90 w/demo = \$900; (2) 36" base cabinets with drawers = 6 lf @ \$375 w/demo = \$1,650; (2) 24" plastic laminate 4 drawer base cabinets = 4 lf @ \$275w.demo = \$1,100 ; (1) 36" plastic laminate tall cabinet with adjustable shelves @ \$750 = = = TOTALS \$7,400 + MU's.						●	●	●		\$21,561.47
Performing Arts - Stage																
Ceiling Finish Materials	Painted GYP / plaster	Repair, patch, sand, and paint areas of ceiling that are damaged or where the paint is peeling. Recommend re-painting as part of standard maintenance practice.	2	ESL	L	450 sf @ \$1.50 prep & repaint = \$675 + MU's						●	●			\$1,964.53
Performing Arts - Music Rooms																
Flooring		Replace broadloom carpet with new broadloom carpet as part of standard maintenance practice	3	ESL	L	400 square feet @ \$5 demo & replace = \$2,000 + MU's						●	●			\$5,825.86
Casework	A mix of wood and plastic laminate casework of varying finishes and condition	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	3	ESL	L	(4) 36" tall open shelf units with adjustable shelves @ \$500 ea = \$2,000, (1) 96"x24" plastic laminate counter with resilient edge banding = 8 lf @ \$90 w/demo = \$720, (4) 48" open shelf base cabinet = 16 lf @ \$250 demo & replace= \$4,000, (1) 36" tall cabinet with lockable door and adjustable shelves @ \$750, (1) 60"x24" plastic laminate counter with resilient edge banding = 5 lf @ \$90 w.demo = \$450; (2) 30" plastic laminate base cabinets with drawers @ \$275 w/demo = \$1,375 = = = TOTALS \$9,295 + MU's.						●	●	●		\$27,077.65
Library / Media Center																

LONGFELLOW ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Flooring		Replace broadloom carpet with new broadloom carpet as part of standard maintenance practice	3	ESL	L	1700 square feet @ \$5 w/demo-prep-replace = \$8,500 + MU's						●	●			\$24,764.72
Ceiling Finish Materials	2x4 ACT	Recommend replacing ceiling with new 2x4 ACT ceiling complete	3	ESL	L	1700 square feet @ \$4.50 w/demo-replace = \$7,650 + MU's						●	●			\$22,287.28
Gymnasium																
Ceiling Finish Materials	2x2 ACT	Replace all broken ceiling tiles. Recommend replacing ACT ceiling with a more abuse resistant ceiling in future renovations	2	END	L	2500 sf; grid remains ; \$3 sf demo-replace tiles only = \$7,500 + MU's. No, provide new grid						●	●			\$21,851.80
Teacher Workroom and Staff Areas																
		Recommend replacing VCT floor tile with quartz floor tile or an equivalent non-wax finish floor in future renovations	3	ESL	L	400 sf @ \$5.25 demo-prep-new vct-new wall base = \$2,100 + MU's						●	●			\$6,116.18
Ceiling Finish Materials	2x4 ACT	Replace the ceiling complete	3	ESL	L	400 sf @ \$4.50 demo-replace =\$1,800 + MU's						●	●			\$5,245.21
Nurse and Health																
Flooring		Replace broadloom carpet with new broadloom carpet as part of standard maintenance practice	3	ESL	L	400 square feet @ \$5 demo & replace = \$2,000 + MU's						●	●			\$5,825.86
Ceiling Finish Materials	Painted plaster	Replace ceiling with plaster to match the rest of the school.	2	END	L	400 square feet @ \$15 demo & replace w/plaster on metal lath = \$6,000 + MU's						●	●			\$17,477.57
Casework	Wood of varying finishes and condition	Recommend replacing all casework with lockable casework of consistent finish and condition.	3	ESL	L	(1) 36" wide tall storage cabinet with adjustable shelves \$750 ea, (2) 36" wide by 48" tall open shelving units with adjustable shelves @ \$450 ea = = = TOTALS \$1,650 + MU's						●	●			\$4,809.72
Privacy Curtains (no. of rest areas)	One enclosed rest area with no curtains	Provide privacy curtains in cot area.	0	OB	L	(1) ceiling mounted curtain track with curtain. 10 linear feet \$350 + MU's						●	●			\$1,025.82
Administration Office Area																
Flooring		Replace broadloom carpet with new broadloom carpet as part of standard maintenance practice	3	ESL	L	1,500 sf @ \$5 demo-prep-new = \$7,500 + MU's						●	●			\$21,851.80

LONGFELLOW ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Casework	Wood of varying finishes and condition	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves. Wall mounted shelving in principles office to remain.	2	END	L	(3) 24" wide wall cabinets = 6 lf @ \$125 w/demo = \$725, (4) 36" wide tall cabinets with adjustable shelves @ \$750 = \$3,000, 15 linear feet of wall mounted shelves @ \$20 = \$300, (12) 36" wide x 48" tall open shelving units with adjustable shelves @ \$450 = \$5,400 = = TOTALS \$9.425 + MU's						●	●	●		\$27,455.07
Student Toilet Rooms																
Floor & Base Finish Materials	VCT - Ceramic tile wall base	Recommend replacing VCT floor tile with quartz floor tile or an equivalent non-wax finish floor in future renovations	3	ESL	L	100 sf @ \$5.25 demo-prep-new floor, tile base remains = \$5,250 + MU's						●	●			\$15,300.13
Wall Finish Materials		Re-grout wall tile	2	ESL	L	A total of 1,600 square feet of wall tile to be re-grouted @ \$1.50 = \$2,400 + MU's						●	●			\$6,996.83
Door Hardware	Push-pull / closer, no hold opens - Compliant	Replace eye hook and catch with actual hold open hardware in future renovations	3	ESL	L	4 hold opens, magnetic assumed @ \$250 ea = \$1,000 + MU's Correct, use magnetic hold opens						●	●			\$2,912.93
Staff Toilets																
Floor & Base Finish Materials	Ceramic tile - Ceramic wall tile base	Clean and re-grout tiles	2	END	L	50 sf @ \$1.50 = \$75 + MU's						●	●			\$222.58
Wall Finish		Re-grout wall tile	2	ESL	L	180 sf @ \$1.50 = \$1,200 + MU's						●	●			\$3,503.26
Ceiling Finish Materials	2x4 ACT	Replace with new 2x4 ACT ceiling complete	3	ESL	L	50 sf @ \$5 demo-replace = \$250 + MU's						●	●			\$735.49
Mechanical and Service Spaces																
Floor & Base Finish Materials	Appears to be 9X9 Vinyl Asbestos Tile in fair condition	Abatement of 9x9 vinyl asbestos tile and replace with quartz floor tile or an equivalent non-wax finish floor.	2	END	L	50 sf @ \$9.25 abate-prep-new floor & base =\$465 + MU's						●	●			\$1,354.85
Ceiling Finish Materials	Painted GYP	Repair, patch, sand, and paint areas of ceiling that are damaged or where the paint is peeling. Recommend re-painting as part of standard maintenance practice.	2	END	L	50 sf @ \$1.50 = \$75 + MU's						●	●			\$222.58
Sinks	Wall mounted china sink	Provide floor mounted mop sink	2	OB	L	1 floor mount mop sink @ \$2,250 w/new rough + MU's						●	●			\$6,561.35
Total Years 11 - 15																\$2,789,810

LONGFELLOW ELEMENTARY SCHOOL
 Capital Plan Detailed Scope of Work

LEGEND		
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Category	Description and General Comments	Recommended Action	See Legend			Quantity Info	Evaluation Criteria										* Opinion of Probable Cost
			Cond. Level	Life Cycle	Action Priority		Security	Health & Safety	Code Compliance	ADA/ Accessibility	Sustain - Ability	Extending Bldg. Life	Operation & Maintenance	Impact on Learn. Env.	Aesthetics & Appearance		
Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations																	
STRUCTURAL																	
Exterior Wall Construction	C. Lintels above long windows are starting to show rust.	Clean and paint	2	ESL	L	~ 25 locations lintel lengths unclear, carry \$10 lf to clean & repaint rusted lintels + MU's							●	●		\$5,701.76	
Exterior Wall Construction	D. Some localized area of the brick appears to be missing mortar.	Repoint	2	END	L	1 area below large window at poetry garden (south wing) (~100sq ft)							●	●		\$2,447.02	
BUILDING EXTERIOR																	
Exterior Wall Cladding																	
Spalling, Staining, Efflorescence	Large amounts of staining due to efflorescence and broken precast concrete	Remove any damaged brick from rusted lintels and replace with new brick. schedule brick replacement with lintel replacement. Remove other areas of cracked brick, resolve any water issues that might have resulted from the cracked brick, and replace with new brick.	2	ESL	L	A total of 300 square feet of cracked brick veneer to be replaced either from settling or rusting lintels @ \$40 sf demo & including new brick material = \$12,000 + MU's							●	●		\$39,108.93	
Spalling, Staining, Efflorescence		Recommend re-pointing masonry as part of standard maintenance practice.	3	ESL	L	Total of all exterior walls for a three level building with a gross square feet of 61,600 .. Assuming 20% exterior glazing, this = approx230,000 sf net area if all brick remaining @ \$7.50 = \$1,725,000 + MU's .. May not be financially feasible, suggest masonry study to determine more precisely what actually needs repointing .. A total of 5,600 SF of masonry that needs to be repointed.							●	●		\$136,881.26	
Spalling, Staining, Efflorescence		Recommend restoration of precast concrete that remains in good condition as part of standard maintenance practice	3	ESL	L	Total of all exterior walls for a three level building with a gross square feet of 61,600 .. A total of 1,500 square feet							●	●		\$73,334.66	
Other	It was noted that the exterior wall is not insulated	Recommend further investiagtion and study to add insulation to the interior side of the exterior wall to improve thermal performance of the envelope	-	-	L	Budget for Study						●	●	●		\$15,158.50	
Windows																	

LONGFELLOW ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Frame Materials	Aluminum. Windows are reported to have jamming issues and do not operate easily. Damaged window screens throughout.	Replace windows	2	END	L	200 unit windows, assume 15 SF each					●	●	●			\$684,406.28
Louvers																
Materials	Rusting metal that is peeling away painted finish and isolated areas of crumbling	Remove louvers complete and replace with aluminum louvers. Schedule louver replacement with lintel and masonry replacement.	1	END	L	75 (1' x 4' aluminum louvers, extruded hvac assumed, @ \$40 sf w/demo = \$12,000 + MU's						●	●			\$39,108.93
Lintels	Steel lintels. Corrosion with rust scale build up is typical. Several lintels are displaced.	Replace all lintels with galvanized steel lintels. Remove 12 square feet of masonry for lintel replacement. Reflash and replace existing masonry.	1	ESL	L	(75) 5' galvanized steel lintels, assume 4" x 4" lintel @ 6 #/sf =2,250 # @ \$2 material = \$4,500 + MU's; mason labor 375 hours @ \$45 = \$16,875 + MU's; A total of 900 square feet of existing masonry to be removed and replaced for lintel work @ \$25 = \$22,500 + MU's; 375 lf flashing @ \$15 = \$5,625 + MU's = = TOTALS \$49,500 + MU's						●	●			\$161,329.75
Exterior Doors - Main Entrance																
Frame Materials	Wood door and frame (non-accessible front entrance) - Precast concrete around frame	Replace wood door and frame with a thermally broken aluminum entrance system designed to mimic current front entrance to preserve the buildings character	2	ESL	L	200 square feet including three 3'x7' entrance doors, arched transom, and hardware, 140 sf arched transom & sidelites @ \$110 w/demo = \$15,400 + MU's; exterior storefront doors w/panic & closers @ \$2,750 ea w/demo = \$8,250 + MU's .. TOTALS \$23,650 + MU's						●	●			\$77,080.97
Exterior Doors (not including Main Entry)																
Materials	A mix of hollow metal doors with hollow metal frames and wood doors with wood frames. Two accessible entrances, one enters into the basement through the back of the building and the other enters to the main level through the loading dock area. No accessible entrance near the playground.	Replace all wood doors and wood frames with a thermally broken aluminum entrance system designed to mimic current doors to preserve the buildings character Alum finish can mimic previous wood finish. Replace two of the exterior hollow metal doors with painted thermally broken aluminum metal frames and doors.	2	END	L	(3) 72"x84" thermally broken painted aluminum double door and frame, \$5,500 per double door set w/demo - \$16,500 + MU's						●	●			\$53,780.19

LONGFELLOW ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

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Lintels	A mix of pre-cast concrete and Steel. Corrosion with rust scale build up is visible on steel lintels.	Replace all lintels with galvanized steel lintels. Remove 12 square feet of masonry for lintel replacement. Reflash and replace existing masonry.	2	ESL	L	(2) 7' galvanized steel lintels (1) 4' galvanized steel lintel, total of 50 square feet of existing masonry to be removed and replaced for lintel work. assume 4" x 4" lintel @ 6 #/lf = 110 # @ \$2 = \$220 lintel material + 18 hours mason labor @ \$45 = \$810 + 50 sf brick @ \$25 = \$1,250 + 11' flashing @ \$15 = \$165 = TOTAL \$2,445 + MU's						●	●			\$7,969.04
Fascia, Trim, Soffits & Overhangs																
Materials	Cementitious soffit material is cracked and likely delaminated.	Remove and repair all loose material. Repaint all soffits.	1	END	L	total 50 sf @ \$10 = \$500 + MU's						●	●			\$1,634.95
Sealants & Expansion Joints																
Window / louver / Door Perimeter Sealant	Perimeter sealant material unknown. Sealant is failing at all louvers and is aging at all windows	remove and replace all sealant and back rod materials at all louver locations	1	END	L	600 lf @ \$3.50 = \$2,100 + MU's						●	●			\$6,842.98
Roof Assembly & Flashing																
Flat or Sloped Geometry	Flat w/ sloped steel and tapered insulation	Eliminate ponding from clogged drain	1	END	L	Unclog and clean the area around (3) roof drains @ \$150 = \$450 + MU's						●	●			\$1,472.54
Age	1990 (?)	Replace roof with black EPDM	2	END	L	24,700 SF						●	●			\$965,990.57
Roof Drains (Covers)	Roof drains	Replace missing roof drain covers. Clear roof drains of debris and clogs to allow for proper drainage and eliminate roof ponding.	1	END	L	2 roof drain covers @ \$150 = \$300 + MU's						●	●			\$985.30
Roof access	Roof access is thru the custodial closet, up two separate sets of ladders, and thru a sidewall roof hatch in a difficult location. The roof is not easily accessible by any means.	Provide a roof hatch in a more accessible location with a wall mounted ladder.	0	OB	L	(1) roof hatch (1) wall mounted ladder, \$2,500 hatch & 8' wall ladder (only) & safety rail + \$1,000 cut & frame roof opening & flash perimeter + \$1,000 demo old hatch & patch demo area allowance = \$4,500 + MU's; alternating tread ladder to hatch area excluded Provide a price for a wall mounted roof ladder (20' tall)						●	●			\$19,554.47
Exterior Stairs and Ladders																
Locations and Materials	Roof Ladders	None, roof access is poor. Provide roof ladders to both lower roofs and provide proper roof access from the upper level	0	OB	L	(2) exterior galvanized steel roof ladders, 8' height assumed = \$600 ea = \$1,200 + MU's; (1) exterior galvanized steel inclined roof stair (to small upper roof) = 12' height assumed @ \$5,000 + MU's						●	●			\$20,214.94

LONGFELLOW ELEMENTARY SCHOOL
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	A mix of concrete and granite exterior stairs in varying condition. Rear concrete stair is cracked, chipping away, and will continue to fail over time. Stairs have a mix of code compliant and non code compliant railings (some of the railings do not extend beyond the bottom of the stair).	Replace concrete stairs at rear entrance with new concrete stairs. Replace concrete landing at front entrance to eliminate ponding. Patch concrete walls on sides of front entrance stairs. Replace non-compliant handrails with compliant handrails at 3 of the exterior stairs. Replace concrete treads completely.	2	OB	L	Front entrance: 200 square feet on concrete landing; 30 square feet of concrete patching, allow \$3,600 + MU's; Rear entrance: Rebuild concrete stairs complete - 10 feet wide, 6 risers / 5 treads / 4' deep landing, w/demo & dig-bf & frost foundation & steps & landing & ground mount rails = \$12,500 + MU's = = = TOTALS \$16,100 + MU's										\$52,470.07

Total Years 16 -20	\$2,365,473
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HARRISON LYSETH ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
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1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	

Year 0 (Fiscal Year 2017) - Immediate Recommendations																
SITE																
Fencing																
Locations & Materials	Mix of chain-link and wood privacy from abutters. Some Gaps.	Delineate public trail.	0	OB	I	100lf@\$36		●								\$5,418
BUILDING EXTERIOR																
Windows																
Glazing Type and Color	Clear insulated glass. A few isolated areas of broken panes	Replace broken window panes complete	2	END	I	(2) 24"x48" areas of clear insulated glass @ \$25 sf reglaze = \$400 + MU's		●				●	●			\$605
Total Year 0															\$6,023	

HARRISON LYSETH ELEMENTARY SCHOOL
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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations																	
SITE																	
Parking																	
Curbing Materials & Wheel Stops	Bituminous curb within interior loop in rough shape.	Replace bituminous curb within interior loop. Wheel stop needed at ADA parking space that adjoins walkway.	1	END	S	350lf @ \$5.00/lf 7 wheel stops @ \$250 ea				●			●			\$6,565	
Number of Spaces (Regular & ADA)	3 ADA - 1 not compliant	ADA space adjoining walkway needs parking aisle.	2	ESL	S	\$125 restripe + MU's				●						\$249	
Accessible Parking Signage	Faded Fire Lane Sign. Metal behind wood guardrail post.	Replace fire lane sign.	0	OB	S	\$350 + MU's		●								\$656	
Vehicular Drop-Off & Pick-Up Areas																	
Car & Bus Separations	Separate at parking but not at access drive. Bus loop has wood guardrail. Parent loop has temporary barricades. Minimal drainage along drive aisles.	Install sidewalk, curb and guardrail at parent drop off loop.	2	ESL	S	Sidewalk: 1200s.f @ \$4.00 Curb: 260lf @\$5.00 Guardrail: 100lf@\$40		●								\$18,947	
Vehicular & Pedestrian Circulation																	
Traffic Markings & Traffic Signage	Lacking	Need more stripping and signage	2	ESL	S	750lf @\$0.50		●					●			\$703	
Walkway Materials	Bituminous. Breaks in guardrail sections.	Replace bituminous sidewalks. Replace missing guardrail sections.	2	ESL	S	sidewalk: 700s.f.@\$4.00 Guardrail: 80lf@\$40		●					●			\$11,256	
Curb Cuts & Detectable Warning Strips	No panels observed	Install detectable warning panels at all crosswalks.	0	OS	S	Qty 6: 120SF@\$60		●		●						\$81,042	
Site Topography																	
Characteristics	Generally flat with site stabilization	Need walls at rear where paved	1	END	S	540 s.f. @\$65		●								\$65,846	
Site Furniture & Accessories																	
Bicycle Racks	In back , see plan. Where do children enter	Relocate closer to front main entry.	2	ESL	S	2 ea @\$100	●									\$375	
BUILDING EXTERIOR																	
Exterior Doors - Main Entrance																	
Frame Materials	Aluminum exterior storefront entry systems with clear insulated glass in good condition. No ADA door open push button	Recommend providing ADA push button door access	0	OB	S	ADA push button sequence for two double doors. \$2,500 w/new wiring + MU's				●						\$4,693	
Exterior Stairs and Ladders																	

HARRISON LYSETH ELEMENTARY SCHOOL
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Locations and Materials	It was observed that the only ADA access to the playground is through the front entrance which is not in the direct path to the playgrounds.	Recommend providing direct ADA access from the building to the playground in future renovations.	0	OB	S	24' feet of concrete ramp, 60" wide @ \$150 sf w/dig-bf-frost f'dn-slab = \$18,000 + MU's. Provide ADA compliant painted round metal handrail on either side of ramp. 50 lf total @ \$75 for 2 line pipe rail = \$1,500 + MU's = = = TOTALS \$19,500 + MU's				●						\$36,585
BUILDING INTERIOR																
General Notes																
Non-ADA compliant door hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware.	0	OB	S	Replace 15 Knobs (typically on service doors) with code compliant hardware, suggests HM leaves, \$500 per leaf minimal modification = \$7,500 + MU's			●	●		●	●			\$14,073
Classroom casework	painted wood in fair condition	Recommend replacing aging wood casework with more resilient plastic laminate casework with resilient edge banding.	2	ESL	S	Provide the following in each classroom (total of 30 rooms) (2) 48" wide tall cabinet units with adjustable shelves and lockable doors @ \$750 ea =\$1,500 per class 12 Linear Feet of fixed shelves (two rows) with coat hooks. @ \$20 = \$240 per class (6) 36" wide wall cabinets with adjustable shelves and lockable doors 18 lf @ \$125 w/demo = \$2,250 per class = = = TOTALS 30 rooms \$119,700 + MU's						●	●	●		\$224,557
Sinks (ADA compliance)	Non ADA sinks in some of the classrooms. Enamel counter mounted sink in plastic laminate counter top.	Recommend replacing all existing sinks with ADA compliant sinks and new casework	0	OB	S	(Total of 25) 24" deep x 60" long plastic laminate counter with resilient edge banding, knee clearance below counter, and stainless steel sink with faucet. 5 lf top \$90 top w,demo = \$450 + \$1,500 sink re-use rough = \$1,950 ea for 25 = \$48,750 + MU's				●						\$91,456
Main Entrance																
Door Configuration (Vestibule?)	Vestibule, secured entrance. No ADA push button	Recommend providing ADA push button acces	0	OB	S	ADA push button sequence for two double doors. \$2,500				●						\$4,693
Corridors																
Wall Projecting Objects	Drinking fountains are not located in alcoves and do not have cane detection devices.	Provided painted round metal cane detection devices to either side of the drinking fountain to meet ADA requirements	0	OB	S	(6) painted round metal cane detection devices. Two for each fountain. \$250 ea = \$1,500 + MU's				●						\$2,817
Interior Signage																

HARRISON LYSETH ELEMENTARY SCHOOL
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Materials	A mix of paper and plastic	Provide consistent code compliant signage throughout the entire building	0	OB	S	Provide ADA compliant room signage for 60 spaces @ \$75 = \$4,500 + MU's			●	●						\$8,445
Stairs and Exits																
Wall Finish Materials	All exit vestibules are missing the second exit sign located above the exterior egress door.	Provide second exit sign at each exterior egress door	0	OB	S	10 illuminated exist signs @ \$1,000 w/nre wiring = \$10,000 + MU's		●	●							\$18,760
Art Classrooms																
Kilns	Kiln (not enclosed)	Provide a rated, ventilated, and accessible room to keep the kiln in as part of future renovations.	0	OB	S	80 square feet of interior renovation to provide a room constructed of gyp partitions up to roof deck, single wood veneer 36"x84" door, 2x4 ACT ceilings, and VCT flooring. \$10,000 + MU's + \$2,500 to relocate kiln-hood-exhaust-fan thru roof = \$12,500 + MU's		●	●							\$23,453
Gymnasium / Cafetorium																
Wall Pads	Wall pads located behind backstops in fair condition	Repair wall pads that are falling off the wall	2	ESL	S	20 lf wall pads 6' ht assumed = 120 sf @ \$8.50 = \$1,020 + MU's		●								\$1,913
Other observations	Second egress is through a storage room and is not code compliant	Add partition and door dividing egress way from occupied area	—	OB	S	8' x 8' gyp partition with 3'x7' wood veneer door. New painted partition & door-frame-hdwr \$2,000 + MU's		●	●							\$3,752
Kitchen and Servery																
Food Service Equipment	Missing 3-bay sink, hood with fire suppression system, and handwashing stations. All other equipment is in good working order.	Recommend providing 3-bay sink, handwashing stations	2	OB	S				●			●	●			\$21,191
Teacher Workroom and Staff Areas																
Casework	Residential grade plastic laminate casework	Recommend replacement of all casework to meet ADA requirements. Replace with plastic laminate casework with resilient edge banding, adjustable shelves, and lockable doors.	0	OB	S	(2) 36" wall cabinets @ \$125 w/demo = \$725. (2) 36" double door with drawers base cabinet @ \$275 w/demo = \$1,650. (1) 36" ADA sink apron @ \$300. (1) 24" four drawer base cabinet @ \$275 w/demo = \$550. All doors are lockable and all shelves are adjustable. 11 linear feet of counter at ADA height @ \$90 w/demo = \$990 == TOTALS \$4,215 + MU's.				●						\$7,909
Staff Toilets																

HARRISON LYSETH ELEMENTARY SCHOOL
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Plumbing Fixtures	The water closets are floor mounted vitreous china with manual flush valves, non-ADA Lavatories are wall hung vitreous china, non-ADA	Recommend providing fixtures that meet ADA requirements	0	OB	S	(9) Floor mounted ADA compliant water closets re-use rough @ \$1,500 = \$13,500 + MU's; (9) Wall mounted ADA compliant Lavatories & adjust rough @ 2,000 = \$18,000 + MU's				●		●	●			\$59,097
FIRE PROTECTION																
Type of Sprinkler System	None	Install NFPA 13 complete system			S	no plans for Lyseth received, gsf unknown \$/SF + MU's 50,600 GSF \$3 sf new wet system + \$25,000 water line upgrade + \$15,000 new entry & backflow + MU's		●	●							\$467,438
ELECTRICAL																
Life Safety																
Fire Alarm	FCI conventional. System is currently in trouble, reportedly due to a defective circuit board in control panel. Replacement circuit board is reportedly on order.	Update fire alarm throughout to an addressable system	1	OB	S	Carry complete new system for 50,475 sf		●	●							\$165,710
Emergency Lighting	Emergency battery units with integral and remote heads. LED illuminated exit signs with integral battery backup.	Update units to LED. Provide outdoor emergency lighting at building exits.	2	ESL	S	Carry 15 outdoor units and 14 indoor units.		●	●							\$37,395
SECURITY																
Secure Entry Vestibule	Secured entry with buzz-in entry system at second set of doors. Secured vestibule does not enter directly into admin area, allowing visitors to have access to student areas before checking in.	Recommend providing a secured entry directly into administration area in future renovations. Renovate classroom and conference room directly adjacent to entry vestibule into admin suite. Renovate existing admin suite to accommodate displaced classroom	0	OB	S	2,300 Square Feet of complete interior renovations. \$125 sf = \$287,500 + MU's	●									\$539,348
Security Camera System	N/A	Provide web-based security camera system with DVR			S	Assume 16 Cameras	●									\$17,950
Total Years 1 - 5															\$1,936,873	

HARRISON LYSETH ELEMENTARY SCHOOL
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Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations																
SITE																
Parking																
General Layout Description	Excessive pavement at rear of school. No security lighting. Dirt pile at end of southernmost crosswalk. Observed cars parked along south side of school outside of designated parking area.	Remove excessive pavement at rear of school and replace with adequate fire lane access and green space. Remove dirt pile at crosswalk.	2	ESL	L	25,200 s.f. \$1.50					●		●		●	\$88,349
Paving Materials	Bituminous in rough shape, a lot of cracking and ruts	Mill and repave.	1	END	L	92,400 s.f. @ \$1.25/sf							●			\$2,694,867
Service Area																
Trash & Recycling Containers (# & Size), Trash Compactor (size)	1-10 yd Solid, 1-5 yd recycle @ service area 1-big belly solar, 1- 55 gallon recycle @ playground Compost area at northeast corner.	Install dumpster screen.	2	ESL	L	10' x 15' exclusive screened area w/8" concrete on 12" gravel & gate & bollards, \$5,750 + MU's									●	\$13,441
Site Furniture & Accessories																
Types, Locations, Materials	Several Granite Benches, Remnants from wooden guardrail at edge of south parking lot	Remove remnants of guardrail at south parking lot.	0	OB	L	35 posts at \$30/ea									●	\$2,454
Site Drainage																
Ponding	Ponding within loop	Add catch basins to address ponding and erosion issues.	2	ESL	L	2 ea @\$1500 (need additional review for pipe run - budget \$10k)							●			\$30,384
Catch Basins	None within landscaped area, minimal drainage along north side of site.	Adjust covers to grade where applicable.	2	ESL	L	3@\$300							●			\$2,103
STRUCTURAL																
Foundations / Drainage	Frost protected, shallow foundations.	Most control joint sealants in foundation wall have failed and should be replaced.	2	END	L	Approx. 200 lf of sealant						●	●			\$2,337
Roof Construction	Drift zones around multi-purpose room have been reinforced.	Recommend improving low roof drainage beyond MPR Recommend monitoring MPR clerestory windows for leaks	2	END	L	1700 sf of roofing drainage to be improved						●	●			\$24,120
Additional Observations	Ladders used to access high roof are not anchored to walls at the top.	Add anchorage for top tie backs.	1	END	L	Add (4) steel clip connections with brick anchors						●	●			\$2,805
PORTABLE / MODULAR BUILDINGS																
Portable classrooms	1 residential grade portable classroom unit. Unit has own designated services to the unit. Unit is in poor condition	Schedule to remove portable classroom in the short term.	1	OB	L	Demolish (1) portable classroom and provide seeding for 1,800 square feet						●	●			\$35,059
BUILDING EXTERIOR																
Exterior Doors (not including Main Entry)																

LEGEND		
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			SEE LEGEND			EVALUATION CRITERIA										* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Lintels	Steel lintels with isolated signs of rust	Remove rust and repaint lintels. Remove sealant between top of lintel and bottom of masonry to allow for any moisture at the lintels to escape	2	ESL	L	(30) 48" long steel lintel (5) 36" long steel lintel, 135 total If @ \$10 If rust prep & repaint = \$1,350 + MU's ; 135 remove sealant @ \$1.50 =\$205 + MU.s						●	●			\$3,634
Kindergarten Toilet Rooms																
	Kindergarten classrooms do not have individual restrooms in each classroom.	Recommend providing individual children's bathrooms in each kindergarten classroom in future renovations	N/A	OB	L	\$10,000 + MU's per toilet room (5) kindergarten classrooms that need toilets.							●	●		\$116,863
PLUMBING																
Sanitary Waste and Vent System	Cast iron, galvanized	Roof vents should terminate 3 ft above roof--many vents are well below that. Add supported length to vent to stay above snow level plugging vent.	2	ESL	L	\$/SF @ 50K SF +MU's						●	●			\$815,325
MECHANICAL																
Heating Plant	Steam via underground from Lyman Moore. Just replaced steam and condensate to Lyman Moore.	Steam system is vintage (over 50 years). Convert to hot water heating via HX and pumps at steam entrance.	2	END	L	Figure (2) gas condensing boilers (1000 MBH ea.) and appurtenances.						●	●			\$605,670
Air Handling Unit Systems	H & V unit serving gym/café from mezzanine (1960s mfg.)	Unit is past service life. Upgrade with new VFD AHU at time of hot water conversion.	2	END	L	Figure (1) 5,000 cfm H&V unit Figure \$/SF @ 5K SF for insulated ductwork.						●	●			\$155,300
Terminal Unit Systems	Class Unit Vents with steam coils (1960s). OA damper control functions.	Upgrade with new ducted ventilation by DOAS, fintube heating at time of hot water conversion.	2	END	L	Figure (2) 2,500 cfm rooftop ERUs. Figure \$/SF @ 50K SF for uninsulated ductwork.						●	●			\$675,555
Terminal Heating Unit Systems	Convactor and Radiators (1960s)	Install HW fintube radiation to provide space heating at time of steam to HW conversion.	2	END	L	Figure 800 ft fintube						●	●			\$155,300
Piping System	Sched 40 steel/black iron, mostly vintage, insulated.	Replace at time of hot water conversion.	2	END	L	\$/SF @ 50K SF						●	●			\$1,397,700
Automatic Temperature Controls	Pneumatic controls system. Few leaks. (2) main steam zone valves. Major water hammering issues when main zones valves go from night/day mode.	Replace with DDC electric at time of hot water conversion. Prevent water hammer by opening main valve slowly to reduce initial steam flow.	2	END	L	\$/SF @ 50K SF						●	●			\$403,780
ELECTRICAL																

HARRISON LYSETH ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Service	Underground primary to utility transformer vault in building. Comments regarding life cycle are based on the general building vault arrangement being an obsolete design. The school has had repeated issues with squirrels shorting the overhead utility primary, resulting in power outages due to blown utility cutouts.	Update to padmount XFMR. Further investigation by utility company is required to determine cause of shorts due to squirrel activity.	2	OB	L	Carry complete new service entrance for 50475 sf						●	●			\$205,307
Distribution System																
Panels	Mostly recently-installed Square D panelboards. Some obsolete GE panelboards remain	Replace obsolete GE Panelboards	2	OB	L	4 GE panelboards remain						●	●			\$33,422
Branch Circuits	Classrooms generally lack appropriately-located receptacles	Add receptacles and branch circuits throughout to satisfy program needs	1	OB	L	Carry complete new branch-circuit wiring system for 50,475 sf						●	●			\$243,009
Interior Lighting																
Classrooms	Mostly T8 Fluorescent lens troffers, although some very old louvered linear fluorescent luminaires were noted. 3 classrooms have been updated to LED, individually addressable fixtures with Acuity Brands N-Light control are installed in one classroom as a test	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	END	L	Carry complete interior lighting replacement for 46875 sf						●	●	●		\$931,024
Offices	T8 Fluorescent lens troffers	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	END	L							●	●	●		
Corridors	T8 Fluorescent lens troffers	Update lighting to LED as part of any planned facility renovations.	2	END	L							●	●	●		
Toilets	T8 fluorescent	Update lighting to LED as part of any planned facility renovations.			L							●	●	●		
Mech/Storage	Incandescent lighting in basement mechanical room	Update lighting to LED as part of any planned facility renovations.	2	OB	L							●	●	●		
Assembly		Provide LED performance lighting and an architectural dimming system			L							●	●	●		
Gym	T8 fluorescent high bays	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●	●		
Data System (& Service)	Cat 6 - 2" entrance conduit. MDF consists of an exposed floor mounted rack located in a storage room.	Provide enclosed cabinet in lieu of exposed rack at MDF	2	ESL	L	Carry \$10,000 + MU's						●	●			\$23,373
Total Years 6 - 10																\$8,661,179

HARRISON LYSETH ELEMENTARY SCHOOL
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LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA										* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations																	
BUILDING INTERIOR																	
General Notes																	
Wall Finish Materials	Painted CMU and GWB	Recommend budgeting for repainting all interior walls towards the end of the 20-year plan period	2	END	L	Base on 50,600 SF of floor area @ \$2 sf including doors & interior trims = \$101,200 + MU's							●	●			\$294,788
Interior doors	Wood veneer door with painted hollow metal painted frame. Half glass door, divided into three horizontal single panes. Doors are worn and approaching end of life	Replace all wood veneer door.	2	ESL	L	(110) single door 36"x84" (30) double door 72"x84" ; \$1,750 ea x 170 ea demo & replace w/glazed leaf & lockset & closer = \$297,500 + MU's							●	●			\$866,601
Visual Display Surfaces	Tack boards, white board laminate over chalkboards, and projector screen	Replace white board laminate with better quality white boards and remove chalk boards complete	2	ESL	L	(1) 20' x 4' white board with marker tray in each classroom. Total of 30 rooms 80 sf per room @ \$30 w/demo = \$2,400 for 30 rooms = \$72,000 + MU's							●	●	●		\$209,731
Main Entrance																	
Entrance Mats	Walk-off carpet in good condition	To preserve interior finishes it is our recommendation to replace with more robust walk-off carpet sequence at the main entrance. Provide an area of aggressive grade walk-off material at the exterior of the vestibule. Provide a mild grade walk-off mat product as finish floor in the vestibule. Provide an area of low grade walk-off carpet in the main lobby.	3	ESL	L	100 Square Feet of aggressive grade walk-off mat. \$17.50 recycled tire rubber = \$1,750 + MU's 200 Square Feet of mild grade walk-off mat. @ \$15 = \$3,000 +MU's 100 Square feet of low grade walk-off mat @ \$10 = \$1,000 + MU's								●	●		\$16,752
Special Education Classrooms																	
Wall Finish Materials		Replace partial height cubicle walls with full height acoustic GYP partitions in future renovations.	0	OB	L	60 linear feet of gyp partitions up to roof deck - demo-replace w/sound batt partitions painted \$7,000 + MU's									●		\$20,390
Music Rooms																	
Casework	Wood casework in fair condition	Recommend replacing aging wood shelves with more resilient plastic laminate shelving with resilient edge banding.	2	ESL	L	40 linear feet of open adjustable plastic laminate shelving units up to 60" tall @ \$25 w/demo = \$1,000 + MU's							●	●	●		\$2,913
Library / Media Center																	
Ceiling Finish Materials	2x4 ACT	Recommend replacing ceiling with 2x4 ACT ceilings.	3	ESL	L	1700 sf & new grid assumed @ \$4.50 demo & replace = \$7,650 + MU's							●	●			\$22,287

HARRISON LYSETH ELEMENTARY SCHOOL
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1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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Category	Description and General Comments	Recommended Action	See Legend			Quantity Info	Evaluation Criteria									* Opinion of Probable Cost
			Cond. Level	Life Cycle	Action Priority		Security	Health & Safety	Code Compliance	ADA/ Accessibility	Sustain - Ability	Extending Bldg. Life	Operation & Maintenance	Impact on Learn. Env.	Aesthetics & Appearance	
Shelves	Plastic Laminate in good condition	Recommend replacing for a more quality, durable shelf .	3	ESL	L	80 linear feet of tall, single sided, metal shelving product. \$175 lf= \$14,000 + MU's						●	●			\$40,781
Workroom / Staff Areas	Connected staff room of the same finishes and condition. Small workspace provided behind the circulation desk made up of folding tables	Recommend providing a separate staff work area in future renovations	–	OB	L	80 square feet of interior renovation to provide a room constructed of gyp partitions up to roof deck, single wood veneer 36"x84" door, 2x4 ACT ceilings, and VCT flooring. \$10,000 + MU's						●	●			\$29,129
Gymnasium / Cafetorium																
Drinking Fountains	None	Recommend providing drinking fountain in Gym in future renovations	–	OB	L	(1) hi/low drinking fountain with water bottle filler \$2,250 w/new rough + MU's							●			\$6,561
Backstops (quantity, mounting type, manual/motorized)	two wall mounted backstops, manual operation, in fair condition	Recommend replacing backstops.	3	ESL	L	(2) wall mounted, manual operation back stops \$5,000 demo & replace = \$10,000 + MU's						●	●	●		\$29,129
Kitchen and Servery	(See Food Service Below)															
Overhead or Counter Doors	Overhead aluminum coiling doors approaching end of life	Replace overhead doors	2	END	L	(1) 12x6 coiling OH door \$4,250 + MU's w/demo manual op (1) 10x6 coiling OH door \$3,750 + MU's w/demo manual op (1) 5x6 coiling OH door \$2,250 + MU's w/demo manual op						●	●			\$29,865
Teacher Workroom and Staff Areas																
Ceiling Finish Materials	2x4 ACT in fair condition	Recommend replacing ACT ceiling with new 2x4 ACT ceiling	2	ESL	L	2,000 sf, new grid assumed, @ \$4.50 demo & replace new 2x4 ACT = \$9,000 + MU's						●	●			\$26,216
Administration Office Area																
Casework	A mix of wood, metal, and plastic laminate in fair condition	Recommend replacing aging wood casework with more resilient plastic laminate casework with resilient edge banding, adjustable shelves, and lockable doors.	3	ESL	L	A total of (8) 36" wall cabinets @ \$125 w/demo = \$3,000, (2) 48" tall cabinets @ \$750 = \$1,500, (4) 36" double door with drawers base cabinets @ \$275 w/demo = \$3,300, and 12 linear feet of counter at ADA height @ \$90 w/demo = \$1,080 = = = TOTALS \$ 8,880 + MU's.						●	●			\$25,868
Staff Toilets																
Floor & Base Finish Materials	Ceramic floor tile with glazed block wall base in poor condition	Remove ceramic tile and replace with ceramic floor tile	2	ESL	L	A total of 400 Square Feet of ceramic floor tile \$15.50 w/demo = \$6,200 + MU's						●	●			\$18,068

HARRISON LYSETH ELEMENTARY SCHOOL
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			SEE LEGEND			EVALUATION CRITERIA										* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Ceiling Finish Materials	2x4 ACT ceiling in fair condition	Recommend replacing ceiling with new 2x4 ACT	2	ESL	L	400 sf of 2x4 ACT ceiling, new grid assumed, \$4.50 w/demo = \$1,800 + MU's						●	●			\$5,245
Student Toilet Rooms																
Floor & Base Finish Materials	Ceramic floor tile with glazed block wall base in poor condition	Remove ceramic tile and replace with new ceramic tile	2	ESL	L	1,700 sf @ \$15.50 demo-prep-replace = \$26,350 + MU's						●	●			\$76,762
Ceiling Finish Materials	2x4 ACT ceilings in fair condition	Recommend replacing ceiling with new 2x4 ACT	2	ESL	L	1,700 sf new grid assumed \$4.50 = \$7,650 + MU's						●	●			\$22,287
Toilet Partitions	A mix of painted enamel and plastic partitions in varying finish and conditions.	Replace all enamel partitions with plastic partitions to match all new plastic partitions elsewhere in the student restrooms.	2	END	L	A total of 4,000 sf (24) 36" x 60" stalls (4) 60" x 60" stalls ((4) 24" x 48" urinal screens						●	●			\$116,517
Mechanical and Service Spaces																
Floor & Base Finish Materials	Painted concrete with resilient wall base in fair condition	Recommend removing paint on concrete and provide VCT flooring	3	ESL	L	500 sf @ \$4 demo-prep-new vct-new wall base = \$2,000 + MU's						●	●			\$5,826
Ceiling Finish Materials	2x4 ACT ceiling in poor condition	Recommend replacing ceiling with new 2x4 ACT	2	ESL	L	500 sf new grid assumed \$4.50 = \$2,250 + MU's						●	●			\$6,561
Total Years 11 - 15																\$1,872,279

HARRISON LYSETH ELEMENTARY SCHOOL
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA										* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations																	
BUILDING EXTERIOR																	
Exterior Wall Cladding																	
Materials	Brick veneer in good condition with isolated areas of damage. Painted aluminum metal cladding with unsealed laps in good condition. Exposed foundation that has been parged, parge is in poor condition. Painted wood paneling in good condition.	Re-parge the exposed foundation along the entire perimeter of the building.	2	ESL	L	Total of 2,000 linear feet of re-parged foundation up to 18" tall @ \$5 = \$10,000 + MU's						●	●				\$32,591
Spalling, Staining, Efflorescence	Isolated areas of spalling and cracked masonry veneer as the result of rusting lintels.	Remove masonry veneer at areas showing signs of efflorescence to discover the cause of the problem and correct the issue. Remove masonry veneer in area of cracked brick, replace lintel and reflash.	2	ESL	L	Total of 40 Square Feet of efflorescence to be repaired @ \$25 w/re-use brick = \$1,000 + MU's Total of 60 Square Feet of cracked masonry veneer to be repaired @ \$35 w/new veneer = \$1,950 + MU's						●	●				\$9,615
Spalling, Staining, Efflorescence		Recommend re-pointing masonry as part of standard maintenance practice.	3	ESL	L	50,600 GSF one story masonry veneer building suggests 708,400 sf exterior if 20% glass = 566,720 sf brick @ \$7.50 = \$4,250,400 repointing suggest mason study to determine actual work required A total of 1,400 square feet of masonry to be repointed						●	●				\$34,226
Other	It was noted that the exterior wall is not insulated	Recommend further investiagtion and study to add insulation to the interior side of the exterior wall to improve thermal performance of the envelope	-	-	L	Budget for Study					●	●	●				\$15,159
Fascia, Trim, Soffits & Overhangs																	
Materials	Painted Cementitious soffit material in poor condition, paint is peeling off in many areas.	Remove failing paint and repaint soffits	2	ESL	L	600 sf @ \$5 = \$3,000 + MU's						●	●				\$9,777
Sealants & Expansion Joints																	
Window / Louver / Door Perimeter Sealant	Perimeter sealant material unknown and is varying in age and condition. Sealant is failing at all louvers.	remove and replace all sealant and back rod materials at all louver locations. Remove sealant between top of lintel (at all lintels) and bottom of masonry to allow for any moisture at the lintels to escape	1	END	L	Total of 500 linear feet of sealant around louvers @ \$5 rout out-new backer rod & sealant = \$2,500 + MU's; Total of 100 linear feet of sealant at lintels above doors @ \$1.50 rout out = \$150 + MU's						●	●				\$8,640
Roof Assembly & Flashing																	
Age	2012 (4 years), Black EPDM	Budget to replace at end of service life	3	ESL	L	50,600 SF						●	●				\$1,978,912
Roof Drains (Covers)	Roof drains, some missing roof drain covers	Replace missing roof drain covers	1	END	L	5 roof drain covers @ \$150 = \$750 + MU's						●	●				\$2,447

HARRISON LYSETH ELEMENTARY SCHOOL
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			SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Other observations	Painted extruded metal mesh screens over glass block windows at gym clearstory are severely rusting and approaching end of life.	Recommend replacing extruded wire mesh screens and metal flashing below screens complete.	1	END	L	Total of 70 linear feet, 60" tall extruded metal mesh, painted 350 sf @ \$25 demo & replace = \$8,750 + MU's						●	●			\$28,520
Other observations	Glass block windows and metal grills at the gym clearstory are too close to the low roof and could cause water entry issue from snow build up.	Recommend raising the sills of the glass block windows and grills to a minimum of 18" above the finish roof surface in future renovations.	3	ESL	L	Total of 120 linear feet of glass block wall and (1) 48"x96" grille. A total of 130 linear feet of masonry veneer infill, up to 12" tall, and flashing. Allow \$10,000 + MU's to demo gym wall above glass block & prep new opening & provide infill below relocated glass block (new window infill see line 163)						●	●			\$32,591
Other observations	Glass block clearstory windows at the gym are in fair condition with a few isolated broken blocks. Glass block exterior units are obsolete.	Recommend replacing glass block clearstory units with thermally broken aluminum window units with insulated glass. Coordinate replacement of glass blocks with work needed to raise sill above roof as described above.	3	ESL	L	Total of 1,000 Square Feet of thermally broken aluminum window units with insulated glass @ \$65 = \$65,000 + MU's						●	●			\$211,840
Exterior Stairs and Ladders																
Locations and Materials	Concrete stairs with recessed metal nosing at each exterior entrance in varying condition. Metal nosing is missing in some locations and fasteners are rising out of the nosing in other locations causing tripping hazards. Most stairs are missing handrails, stair with handrails are constructed of painted round metal pipe handrails but do not meet the requirements for length of rail beyond bottom tread.	Recommend repairing damaged concrete stairs. Replacing all metal nosing. Replacing handrails, or provide missing handrails, to meet required extensions beyond the bottom of the stair.	2	END	L	Total of 180 linear feet of replaced (2 line pipe rail assumed) painted round pipe handrail @ \$85 w/demo = \$15,300; Total of 60 linear feet of metal nosing @ \$15 demo & replace = \$900;. Total of 20 Square Feet of concrete stair repair @ \$25 = \$500 = = TOTALS \$16,700 + MU's						●	●			\$54,430
Locations and Materials	Brick at chimney near high roof of gym is in poor condition	Clean and re-point brick at chimney	2	ESL	L	100 sf @ \$7.50 = \$750 + MU's						●	●			\$2,447
Total Years 16 -20																\$2,421,194

OCEAN AVENUE ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	

Year 0 (Fiscal Year 2017) - Immediate Recommendations																
																\$0.00
																\$0.00
Total Year 0																\$0

OCEAN AVENUE ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
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0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
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Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations																
SITE																
Parking																
General Layout Description	Observed parking in non-parking space indicating a shortage of availability.	Reconfigure parking lot to allow for more spaces.	2	ESL	S	Add spaces along northside of lot 5,200 s.f. @ \$5/sf		●					●			\$48,775.55
Curbing Materials & Wheel Stops	1 wheel stop missing at parking, 1 needed	Replace missing wheel stop and install one additional	2	ESL	S	2 @ \$250 ea = \$500 + MU's		●								\$941.11
Vehicular & Pedestrian Circulation																
Curb Cuts & Detectable Warning Strips	Need domes at ADA parking.	Install detectible warning panel at ADA parking ramp.	2	ESL	S	2 each: 40s.f@\$60/sf		●		●						\$9,004.72
SECURITY																
Intrusion Alarm System	Honeywell control panel. Motion detectors are located in corridors and classrooms.	Provide a security alarm control panel that is integrated with the district-wide network.	2	ESL	S	\$20,000 + MU's allow w/rewiring	●									\$37,519.65
															Total Years 1 - 5	\$96,241

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Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations																	
SITE																	
Site Drainage																	
Ponding	At corner of parking lot	Install curbing and catch basin to mitigate ponding.	2	ESL	L	1@\$1,500 ea 50LF pipe@\$50								●		\$9,349.06	
Vehicular & Pedestrian Circulation																	
Walkway Materials	Observed erosion due to pavement run off.	Recommend curb around entrance to playground to remediate erosion.	2	ESL	L	curb:140lf@\$5.00 Loam/seed: 925s.f.@\$.75								●		\$3,272.17	
Pedestrian Ramp Location & Materials	Good - lip at side entry could be better.	Adjust grade of pavement/sidewalk for ramp to be flush.	2	ESL	L	Overlay: 220s.f.@\$1.25								●		\$660.03	
															Total Years 6 - 10		\$13,281

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Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations																	
BUILDING EXTERIOR																	
Sealants & Expansion Joints																	
Window / Door Perimeter Sealant	Material unknown. Joint sealant is in good condition.	At end of service life, remove and replace all sealants	4	ESL	L	5700 lf @ \$3.50 = \$19,950 + MU's							●	●		\$58,113.39	
Building Joint Sealant	Material unknown. Joint sealant is in good condition.	At end of service life, remove and replace all sealants	4	ESL	L	1800 lf @ \$5 w/backer rod = \$19,950 + MU's							●	●		\$58,113.39	
Roof Assembly & Flashing																	
Material, Type, Color	White EPDM Vegetative modular roof system	Observed to be in good condition; budget for replacement at end of service life in 15-20 years	4	ESL	L	46,500 SF EPDM Roofing @ \$12 demo-epdm-R38-tapers-walkways-flash 7 trim (re-use blocking) = \$54,000 + MU's; 12,350 SF Vegetated Roof @ \$20 same as above =\$24,700 + MU's							●	●		\$229,250.30	
FIRE PROTECTION																	
Type of Sprinkler System	NFPA 13 Complete wet system	Heads have a 25 year service life				\$/SF @ 70K SF replace heads							●	●		\$101,952.46	
PLUMBING																	
Drinking Fountains / Water Coolers	Water cooler w/bottle fill	Expected service life 15 years	3	ESL	L	Firture 6 units							●	●		\$26,216.35	
MECHANICAL																	
Cooling Plant	Air cooled 30 ton Trane CGAM 030F 2011 mfg.	Expected service life 15 - 20 years	3	ESL	L	\$ Replace							●	●		\$130,888.19	
Exhaust Systems	Kitchen hood with MUA	Expected service life 15 - 20 years	3	ESL	L	\$ Replace							●	●		\$43,693.91	
Automatic Temperature Controls	DDC Electric w/ full graphics	Upgrade software and controller maintenance	3	ESL	L	\$ Replace							●	●		\$611,714.78	
															Total Years 11 - 15		\$1,259,943

OCEAN AVENUE ELEMENTARY SCHOOL
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Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations																	
BUILDING INTERIOR																	
General Notes																	
Wall Finish Materials	Painted GWB	Recommend budgeting for repainting all interior walls towards the end of the 20-year plan period	-	-	L	Base on 70,315 GSF of floor area \$2 sf floor area = \$140,630 + MU's								●		●	\$458,328.08
PLUMBING																	
Plumbing Fixtures	ADA low flow 2011 mfg.	Plumbing fixtures have a 30 service life	3	ESL	L	Figure 75 units \$1,500 ea + MU's re-use rough											\$366,651.63
MECHANICAL																	
Heating Plant	(2) Superior Boilers, model 4-x-205 hot water, 2010 mfg., 1,339 MBH output each.	Expected service life 20 years with rebuild of refractory and tube sheet	3	ESL	L	\$ Replace at end of service life							●	●			\$260,726.20
															Total Years 16 -20		\$1,085,706

PEAKS ISLAND ELEMENTARY SCHOOL
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Year 0 (Fiscal Year 2017) - Immediate Recommendations																	\$0
SITE																	
Fire Department Access																	
Extent of perimeter access (full, 1/2?)	Bituminous on right to ?. Grass open area at rear. Dead tree at fire egress. Fire egress/escape onto steep/shelved grade.	Install switch back at rear for emergency ADA exit.			I	1 ramp @\$10,000				●							\$15,050
STRUCTURAL																	
Additional Observations	Exist fire escape with severely corroded steel; spalling at foundation bearing.	Repair foundations and replace or repair fire escape	1	OB	I	1 fire escape - 40-ft run x 4-ft width, 4-ft x 8-ft landing, (3) sonatube footings						●	●				\$37,625
BUILDING EXTERIOR																	
Exterior Exit Stairs	Wood stairs at rear building exit are deteriorating, rotting. Wood guardrail/railing is non compliant. Concrete pad at landing is in fair condition.	Remove exterior wood steps and railing. Replace with new steel exterior stair system	1	OB	I	Remove existing wood stair. Install steel exterior stair system with compliant guardrail and handrails, 7 risers with 5' x 5'		●				●	●				\$10,535
Exterior Exit Stairs	Metal stairs at rear building exit are rusting, rotting. Steel guardrail/railing is non compliant. Concrete pad at landing is in fair condition.	Remove metal stairs at rear building exit. Replace with new steel exterior stair system.	1	OB	I	Remove existing metal stair. Install new steel exterior stair system with compliant guardrail and handrails, 7 risers with 5' x 5' landing at top. B \$7,000 w/demo + MU's		●				●	●				\$10,535
Exterior Exit Stairs	Metal stairs at rear building exit are rusting, rotting. Steel guardrail/railing is non compliant. Concrete pad at landing is in fair condition.	Remove metal stairs at rear building exit. Replace with new steel exterior stair system.	1	OB	I	Remove existing metal stair. Install new steel exterior stair system with compliant guardrail and handrails, 11 risers with 5' x 5' landing at top. \$10,000 w/demo + MU's		●				●	●				\$15,050
Total Year 0																	\$88,795

PEAKS ISLAND ELEMENTARY SCHOOL
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Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations																	
SITE																	
Building Entrances																	
Connection to accessible route and accessibility	35 students, K-5. Smoking observed on school grounds. Gates open onto play area.	Secure playground area.	2	ESL	S	2 gates @ \$700 ea		●								\$2,626	
Parking																	
Number of Spaces (Regular & ADA)	None	Designate at least one parking space for ADA.	0	OS	S	restripe \$125 and add sign \$350 = \$475 + MU's			●							\$891	
Vehicular & Pedestrian Circulation																	
Observed Circulation Patterns	Rock steps to gate with worn path.	Rail/Handrail needed. Adjust grades/provide steps.	2	ESL	S	Handrail: 50lf @\$100		●								\$9,380	
Curb Cuts & Detectable Warning Strips	No Panels	Install panels at crosswalk.	2	ESL	S	2 panels 40s.f. @\$60		●		●						\$4,502	
DOT School Zone Markings/Signage at Street	Limited School Zone Signs	Install additional signage.	2	ESL	S	4 ea @\$125/ea		●								\$937	
Site Furniture & Accessories																	
Types, Locations, Materials	No trash bin in play area (not a lot of littler).	Benches need replacement	2	ESL	S	\$750 + MU's							●			\$1,409	
Site Drainage																	
Ponding	On Island Avenue - Mulch side slope with woven fabric.	Remove fabric and riprap or other stabilization. Remove knot weed.	1	END	S	Knotweed Removal: Lump sum @\$7,500 Riprap: 60CY @\$125									●	\$28,140	
Other Observations	Erosion at gate near basketball court , runoff from Pleasant.	Check dam at gate to eliminate scour/erosion.	2	ESL	S	2 checkdams @\$150/ea Erosion Blanket: 10SY @ \$10 Loam and Seed: 10SY @\$10							●			\$937	
STRUCTURAL																	
First Floor Construction	Wood/timber construction viewed from basement; open checks (cracks) in wood beams.	Provide stitch screws to hold cracks closed	2	ESL	S	30 LF Beams						●	●			\$2,256	
Roof Construction	A. Roof snow load does not meet current code; high low roof conditions susceptible to drifted snow not included in original design.	Roof is technically grandfathered; recommend reinforcing high low roof conditions for drift. Shoveling of drifts recommended in the interim.	3	ESL	S	2,500 SF sister new joists to exist for snow load		●				●	●			\$12,197	
Exterior Wall Construction	C. At stage opening, cracked CMU at steel beam bearing, CMU joints that need to be repointed	Replace CMU at beam bearing, repoint joints	2	ESL	S	Replace & grout 4 blocks, 250 LF repointing						●	●			\$4,269	
Exterior Wall Construction	D. Lintels rusted with apparent rust jacking	Replace lintels	2	END	S	Est 10 Lintels x 8 Feet						●	●			\$22,512	

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Exterior Wall Construction	E. Cracking noted interior of boiler room; not apparent if part of current repair program.	Replace inner wythe of brick.	2	END	S	25 SF rebuild						●	●			\$1,876
BUILDING EXTERIOR																
Exterior Doors - Main Entrance																
Accessibility	Main entry does not have ADA door open push button.	Recommend providing ADA push button door access.	0	OB	S	ADA push button sequence for double doors. \$2,500 w/new wiring + MU's			●	●						\$4,693
Exterior Doors (not including Main Entry)																
Door Widths and Clearances	Door widths are typically compliant. Clearances are not provided at one exterior doors. All exterior doors (excluding main entry) are an accessibility issue.	Construct exterior concrete landing and stair for 1 door.	0	OB	S	Construct 5' x 7' x 18" concrete stair at exterior door, 3 risers. Install code compliant guardrail (12 LF) and handrail (17 LF). \$7,500 + MU's			●	●						\$14,073
BUILDING INTERIOR																
Main Entrance																
Door Configuration (Vestibule?)	No vestibule.	Provide vestibule separation, primarily for security reasons.	0	OB	S	Provide 10' x 10' aluminum entry system with set of double 3' x 7' doors after the main exterior entry doors. 60 sf storefront \$75 = \$4,500 + 2 doors \$2,500 ea = \$5,000 = = = TOTALS \$9,500 + MU's	●									\$17,825
Corridors																
Wall Projecting Objects	Wood shelf in upper corridor projects into corridor clearance. Two drinking fountains project into corridor clearance.	Remove wood shelf. Provide painted round metal cane detection devices to either side of the drinking fountain to meet ADA requirements.	0	OB	S	(4) painted round metal cane detection devices. Two for each fountain. \$250 ea = \$1,000 + MU's			●	●						\$1,876
Interior Signage																
Materials	Typically laminated paper.	Provide consistent code compliant signage throughout the entire building.	0	OB	S	Provide ADA compliant room signage for approx. 30 spaces. \$75 ea = \$2,250 + MU's			●	●						\$4,226
Stairs and Exits																

PEAKS ISLAND ELEMENTARY SCHOOL
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Floor & Base Finish Materials	Wood stairs, wood trim. Neither stair to second floor is code compliant for many reasons. Not proper width, riser height, or tread finish. Not proper clearances at landings. Railings non-compliant. These stairs within corridors typically do not have compliant handrails (no guardrails, no extensions, risers not the right height).	The two main stairs leading to the second floor should be removed entirely, replaced with entirely new code compliant stairs. For stairs within corridors - short term, remove and replace existing handrails with new handrails, remove and replace stair tread finish. Long term, remove stairs within corridors entirely for ease of accessibility.	0	OB	S	Remove 2 existing stairs leading to second floor. Replace entirely with new code complaint stairs. \$12,00 ea set x 2 = \$24,000 + MU's' Corridor stairs: Short term - remove existing railings, provide 36 LF new handrails. single line wall rail assumed \$35 demo-replace = \$1,260 Remove and replace stair finish on 3 (8'long) treads to provide compliant treads. \$25 sf = \$600 = = TOTALS \$ \$1,860 + MU's; Long term - Renovate entire building interior to regrade lower level, eliminate need for stairs.											\$48,514
Kindergarten Classrooms																	
Door Widths and Clearances	Not enough pull-side clearance.	Re-configure door to allow for clearance.	3	ESL	S	Re-mount door to swing inwards. \$250 + MU's											\$474
General Purpose Classrooms																	
Door Material (Including Frame & Glazing)	Wood door and frame, typically 1/2 lite. Showing signs of age, worn.	Replace all classroom doors.	2	END	S	Install 6 new wood veneer doors (3' x 7') with painted HM frames. \$1.800 w/demo & new 1/2 glazed door x 2 = \$10,800 + MU's											\$20,262
Door Widths and Clearances	ADA clearances at classroom doors non-compliant.	Re-configure door areas/walls/furniture to achieve proper clearances.	0	OB	S	Reconfigure classrooms entries, 6 (3' doors) when doors are replaced. \$3,500 per entry reconfig & door = \$21,000 + MU's											\$39,396
Art + Music Classroom																	
Sinks (ADA compliance)	1 sink, non-compliant.	Replace with ADA compliant sink	2	OB	S	1 - 3' x 6' island w/ss sink \$375 If island + \$1,550 sink = \$3,800 + MU's											\$7,130
Door Hardware	Hardware generally compliant, however closet door has knob	Replace knob with pull handle on closet door	0	OB	S	1 alum handle hdwr set. Dummy trim \$200 + MU's											\$380
Door Widths and Clearances	ADA clearance an issue at main door	Re-configure door area for proper pull clearance	0	OB	S	Reconfigure classroom entry, 1 (3' door) when door is replaced. \$3,500 + MU's											\$6,569
Performing Arts - Stage																	

PEAKS ISLAND ELEMENTARY SCHOOL
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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Stage Accessibility	Stage is not accessible - stairs from kitchen are blocked, no ramp. Besides climbing on front of stage from gym, rear entry to stage is through classroom.	Remove existing stair (which is non-compliant to begin with). Reconfigure kitchen space for stage access and provide new code complaint stair and railings/guardrails. Install lift in kitchen for ADA accessibility.	0	OB	S	Remove existing stair \$250. Provide new steel stair with 4 risers, 5'x 5' landing at top and code complaint railings/guardrail. \$6,500; Provide lift in kitchen for ADA accessibility to stage. \$20,000 = = TOTALS \$26,750 + MU's		●	●	●						\$50,184
Gymnasium																
Wall Pads	None	Add wall pads behind main hoops.	0	OB	S	30 lf wall pads 6' ht \$8.50 sf = \$1,530 + MU's		●								\$2,873
Door Widths and Clearances	ADA clearance issue at main gym entry (12" min needed on pull side)	Reverse door or move heating unit.	0	OB	S	reverse 1 door swing \$250 + MU's				●						\$474
Kitchen and Servery																
Food Service Equipment	Coolers, freezers, 3 bay sink all provided. Equipment in good condition. Lacks a hand washing station.	Provide hand-washing station.	0	OB	S	(1) hand washing system. \$2,500 w/new rough + MU's			●							\$4,693
Student Toilet Rooms																
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Accessible stall is not provided (no maneuvering clearances, no grab bars).	If 2nd floor is made accessible, make student bathroom upstairs accessible.	0	OB	S	If second floor is made accessible, remove and replace 1 existing bathroom stall. Replace with code compliant ADA bathroom stall. \$1,500 w/demo + MU's				●						\$2,817
Mechanical and Service Spaces																
Door Widths and Clearances	Door height is non compliant.	Consider building areaway to mechanical space to achieve proper door height.	0	OB	S	10' x 4' areaway to mech space; frame areaway & alt tread stair = \$6,000 + MU's				●						\$11,256
Custodial Closets/Classroom Storage																
Door hardware	Wood door, frame. Has non-compliant door hardware.	Replace doors and frames.	0	OB	S	Install 4 new wood veneer doors (3' x 7') with painted HM frames. \$1,550 w/demo-new hdwr = \$6,200 + MU's				●						\$11,636
FIRE PROTECTION																
Type of Sprinkler System	None	Install NFPA 13 complete coverage			S	12,915 gsf @ \$3.50 + \$12,00 bldg entry-backflow + \$20,000 water line upgrade = \$70,745 + MU's .. Fire pump & storage tank excluded, likely cost for f.p. & tank = \$50,000 ..		●	●							\$132,721
ELECTRICAL																
Fire Alarm	4-zone conventional FCI control panel	Update to fully addressable system as part of any planned afacility renovations.	1	ESL	S	12,915 gsf @ \$1.50 =\$19,375 + MU's		●	●							\$36,348
SECURITY																

PEAKS ISLAND ELEMENTARY SCHOOL
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			SEE LEGEND				EVALUATION CRITERIA										
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	* OPINION OF PROBABLE COST	
Sightlines between Main Entry and Main Office	No sightlines.	Re-configure existing single-use bathrooms space to main office/admin, and replace main office/admin area with displaced single-use bathrooms.	0	OB	S	550 Square Feet of complete interior renovations. \$125 sf = \$68,750 + IMU's	●									\$128,975	
Intrusion Alarm System	None.	Provide intrusion alarm system			S	Door contacts a (7) openings and (16) motion detectors	●									\$18,197	
Security Camera System	At main entry.	Provide web-based security camera system with DVR			S	Assume (16) cameras	●									\$17,950	
																Total Years 1 - 5	\$675,474

PEAKS ISLAND ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations																	
PLUMBING																	
Hot Water System	Main 40 gallon electric water heater (2) 4500 watts, 1998 mfg. Small 20 gal in kitchen.	Replace with new in kind--past service life	2	END	L	40 gal elect new \$2,500 + 20 gal elect new \$1,500 = \$4,000 + MU's						●	●			\$9,349	
Plumbing Fixtures	Some upgraded to low flow	Complete fixture upgrade (6 fixtures)	3	ESL	L	Figure (6 fixtures) + MU's						●	●			\$15,530	
MECHANICAL																	
Heating Plant	New Steam Boiler 2016 with 20 year service life.	Although the steam boiler and condensate pump are new, it is recommended to convert the steam heating plant to a hot water plant served by (2)condensing boilers.	4	N	L	Figure (2) 399 MBH LP condensing boilers and appurtenances (e.g. expan tank). + MU's						●	●			\$93,180	
Air Handling Unit Systems	None	Provide ERU ventilation for classes at time of steam to HW conversion. Provide Roof top H&V unit with ERU for gym.	2	END	L	Figure (1) 2,000 cfm rooftop ERUs & \$/SF uninsulated ductwork for classes + MU's Figure (1) Roof H&V w/ERU for Gym- + MU's						●	●			\$388,250	
Pumps	Add HW Pumps at time of steam to HW conversion	(2) 50 gpm VFD pumps	2	END	L	(2) 50 gpm VFD pumps						●	●			\$11,648	
Terminal Unit Systems	Unit ventilators classrooms & Gym	Past service life. Upgraded ventilation by ERU proposed above.	2	END	L	Estimated cost under ERU & Fintube upgrades						●	●			\$0	
Terminal Unit Systems	Fintube, Cast iron radiators are past service life	New hot water heating fin tube & CUHs at time of hot water conversion. Fintube heat for classes.	2	END	L	400 ft fintube & (4) CUHs						●	●			\$147,535	
Exhaust Systems	None apparent -- via gravity relief ventilation in sequence with UV OA quantities	Exhaust via ERU used for class ventilation.	2	END	L	Estimated cost under ERU upgradde						●	●			\$0	
Piping System	Sched 40 steel	piping aged (60 yrs), replace with new HW piping at time of steam to hot water conversion.	2	END	L	\$/SF @13K SF						●	●			\$388,250	
Automatic Temperature Controls	Pnuematic and manual at radiators	New DDC electric at time of hot water conversion.	2	END	L	\$/SF @ 13K SF						●	●			\$124,240	
ELECTRICAL																	
Service	Overhead	Provide 3-phase service as part of any planned facility renovation			L	Carry complete new service entrance for 13,167 sf						●	●			\$107,707	
Wiring	Single-conductors in conduit - very old		1	OB	L							●	●				
Equipment	1950's vintage fuse panel		1	OB	L							●	●				
Rating	240/120V 200A, single-phase, 3-wire				L							●	●				
Distribution System																	

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Panels	1970's vintage Cutler Hammer residential-grade loadcenter, (2) 1960's vintage or older GE panelboards, (1) modern residential-grade Siemens loadcenter	Provide modern panelboards throughout	1	OB	L	Carry complete new power distribution system for 13,167 sf						●	●			\$82,530
Wiring	Single-conductors in conduit - very old		1	OB	L	Carry complete new power distribution wiring for 13,167 sf						●	●			\$36,600
Branch Circuits	Branch-circuit wiring is a mix of old cloth-covered non-metallic sheathed cable (romex), old BX armored cable, modern romex cable, surface metal raceway, and single conductors in conduit. Extension cords are in use due to a lack of appropriately located receptacles	Add receptacles and associated branch-circuit wiring - NOTE: Power distribution must be updated in order to facilitate this action.	1	OB	L	Carry complete new branch-circuit wiring system for 13,167 sf						●	●			\$63,397
Exterior Building Lighting	Mostly LED wall packs, one HID wall pack and a couple of old recessed incandescent fixtures at entrance canopies were noted.	Replace HID and incandescent luminaires All fixtures will reach the end of their anticipated useful lives within 20 years.	2	END	L	Carry (12) LED wall packs						●	●			\$8,386
Interior Lighting																
Classrooms	2011 vintage T8 fluorescent lens troffers on first floor, old louvered pendant linear fluorescent luminaires retrofitted with T8 lamps on second floor	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	OB	L	Carry complete interior lighting replacement for 13167 sf						●	●			\$261,584
Offices	T8 fluorescent				L							●	●			
Corridors	mixture of T8 fluorescent wraparound and old louvered pendant linear fluorescent luminaires retrofitted with T8 lamps	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	END	L							●	●			
Toilets					L							●	●			
Mech/Storage	Old incandescent fixtures retrofitted with self-ballasted compact fluorescent lamps	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	OB	L							●	●			
Assembly	N/A				L							●	●			
Gym	T8 Fluorescent high bays	Update lighting to LED with high performance optics as part of any planned facility renovations.	3	ESL	L							●	●			
Intercom/Paging System	Dukane - 25+ years old	Provide paging and intercom integrated with VOIP phone system.	1	OB	L	see above for conduit, hardware Owner vendor						●	●			
Phone System (& Service)	Nortel Analog system - 20 +/- years old. Classrooms are not equipped with telephones	Provide VOIP phones	1	OB	L	12,915 gsg \$1 sf tleecomdata conduit = \$12,915 + MU's; VOIP phones Owner vendor hardware						●	●			\$30,190
Data System (& Service)	Overhead fiber optic data service. Cat 5 horizontal cabling.	Provide modern cable plant	1	END	L	Covered in "telecom data cost indicated for phone system infrastructure.						●	●			\$0

Total Years 6 - 10	\$1,768,375
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Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations																	
BUILDING INTERIOR																	
General Notes																	
Wall Finish Materials	Painted GWB, plaster. GWB showing scuffs and dents. Plaster is deteriorating in some locations and chipping away. Wood wainscoting is dented and discolored.	Recommend patching and repainting all walls. Recommend stripping and refinishing all wainscoting throughout school corridors.	2	END	L	Patch, repaint approx. 13,200 GSF of school building walls. \$1.50 = \$19,800 + MU's; Strip and refinish approx. 13,200 GSF of school building wainscoting. \$2.50 =\$33,000 + MU's						●	●			\$153,805	
Classroom Casework	Stained wood casework. Wood is dented and stained, aged. Heavy wear and tear.	Recommend replacing aging wood casework with more resilient plastic laminate casework with resilient edge banding.	2	ESL	L	Provide the following in each classroom (total of 7 rooms) (2) 48" wide tall cabinet units with adjustable shelves and lockable doors. \$275 lf =\$2,200 per room 12 Linear Feet of fixed shelves (two rows) with coat hooks. \$25 lf = \$300 per room; (6) 36" wide wall cabinets with adjustable shelves and lockable doors \$275 lf w/demo =\$4,950 per room; = = TOTALS \$7,450 per room x 7 =\$52,150 + MU's						●	●	●		\$15,184	
Main Entrance																	
Entrance Mats	Loose walk-off carpets.	To preserve interior finishes it is our recommendation to replace with more robust walk-off carpet sequence at the main entrance. Provide an area of aggressive grade walk-off material at the exterior of the vestibule. Provide a mild grade walk-off mat product as finish floor in the vestibule (no existing vestibule, but recommending adding one below). Provide an area of low grade walk-off carpet in the main lobby.	3	ESL	L	100 Square Feet of aggressive grade walk-off mat. \$17.50 sf 100 Square Feet of mild grade walk-off mat. \$15 sf 100 Square feet of low grade walk-off mat \$10 sf = = = TOTALS \$4,250 + MU's						●	●			\$12,387	
Corridors																	
Floor & Base Finish Materials	Lower level - VCT w/ rubber base, wood floor w/ wood base. VCT is in good condition. Wood floor showing clear signs of age, damage from use, as well as water damage in areas. Some areas of wood floors are buckled, could present a tripping hazard. Upper level - wood floor with wood base, in same condition as floors on lower level.	Recommend replacing all wood floors and base with VCT and rubber base in future renovations.	2	END	L	Approx. 1,600 SF of wood floor removal, replacement with equal SF of VCT. \$5.75 demo-prep-replace-new base = \$9,200 + MU's						●	●			\$26,807	
Stairs and Exits																	
Ceiling Finish Materials	Painted plaster	Patch and repaint plaster at all stair locations.	2	OB	L	Approx. 200 SF \$5 patch-repaint = \$1,000 + MU's						●	●			\$2,913	

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Door Material (Including Frame & Glazing)	Wood door, wood frame. Full lite of single-pane glass. Showing signs of heavy wear and tear.	Replace door.	2	END	L	Install 2 new wood veneer doors (3' x 7') with painted HM frames. \$1.850 w/demo & new glazed door x 2 = \$3,700 + MU's						●	●			\$10,781
Kindergarten Classrooms																
Floor & Base Finish Materials	Wood floor, wood base. Wood floor showing clear signs of age, damage from heavy use. Some areas of wood floors are buckled, could present a tripping hazard.	Recommend replacing all wood floors and base with VCT and rubber base in future renovations.	2	END	L	Approx. 800 SF of wood floor removal, replacement with equal SF of VCT. \$5.75 demo-prep-replace-new base = \$4,600 + MU's						●	●			\$13,403
Ceiling Finish Materials	Painted plaster.	Recommend patching and repainting plaster ceiling.	2	END	L	Approx. 800 SF \$5 sf patch & paint = \$4,000 + MU's						●	●			\$11,652
Sinks (ADA compliance)	Wood framed island, laminate top, aluminum edge banding. Appears to be compliant, but island has dated and worn finishes.	Consider replacing with any large scale renovation work.	3	ESL	L	1 - 3' x 6' island w/ss sink \$375 If island + \$1,550 sink = \$3,800 + MU's						●	●			\$11,071
Door Material (Including Frame & Glazing)	Wood Door, wood frame, narrow lite with safety glass. Showing signs of age, worn.	Replace wood veneer door.	2	END	L	Install 2 new wood veneer doors (3' x 7') with painted HM frames. \$1.750 w/demo & new narrow glazed door x 2 = \$3,500 + MU's						●	●			\$10,200
General Purpose Classrooms																
Floor & Base Finish Materials	Wood floor, wood base. Wood floor showing clear signs of age, damage from heavy use. Some areas of wood floors are buckled, could present a tripping hazard.	Recommend replacing all wood floors and base with VCT and rubber base in future renovations.	2	END	L	Approx. 4,600 SF of wood floor removal, replacement with equal SF of VCT. \$5.75 sf demo-prep-replace-new base =\$26,450 + MU's						●	●			\$77,052
Ceiling Finish Materials	2x4 and 1x1 ACT Tiles beginning to show signs of aging (sagging, discoloration).	Consider replacing all ceiling tiles within the next 10 years.	2	END	L	5600 sf 2 x 4 w/grid @ \$4.50 = \$25,200 + MU's						●	●			\$73,414
Art + Music Classroom																
Floor & Base Finish Materials	VCT floor, no rubber base	Provide rubber base.	2	OB	L	150 LF rubber base. \$2.50 no demo = \$250 + MU's						●	●			\$735
Wall Finish Materials	Carpet	Replace with better acoustic material.	2	OB	L	15 ea 3' x 4' wall mounted tectum \$15 sf = \$2,700 + MU's						●	●			\$7,868
Ceiling Finish Materials	2x4 and 1x1 ACT Tiles beginning to show signs of aging (sagging, discoloration).	Consider replacing all ceiling tiles within the next 10 years.	2	END	L	800 sf 2 x 4 w/grid @ \$4.50 = \$3,600 + MU's						●	●			\$10,490
Visual Display Surfaces	Chalkboard, tackboards.	Replace chalkboard with whiteboard	2	OB	L	Remove existing chalkboard, replace with 15 LF of whiteboard. 60 sf \$30 demo-replace = \$1,800 + MU's						●	●	●		\$5,245

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Door Material (Including Frame & Glazing)	Wood doors, wood frames. Showing signs of age, worn.	Replace door and frame.	2	END	L	Install 1 new wood veneer door (3' x 7') with painted HM frame. w/demo \$1,550 + MU's						●	●			\$4,519
Performing Arts - Stage																
Floor & Base Finish Materials	Wood floor, wood base.	Strip and refinish floor.	2	ESL	L	300 SF wood floor strip & refinish \$5 sf = \$1,450 + MU's						●	●			\$4,229
Wall Finish Materials	Painted CMU. Paint chipping, peeling away in some areas.	Repaint when gym is repainted.	2	END	L	Approx. 700 SF. \$2 w/filler coat + prep = \$1,400 + MU's						●	●			\$4,084
Theatrical Lighting	Mix of incandescent and fluorescent bulbs above stage.	Consider upgrading to system with more lighting control.	0	OB	L	40 lf track && stage lighting \$200 lf = \$8,000 + MU's						●	●			\$23,303
Door Material (Including Frame & Glazing)	Wood door, wood frame. No glazing. Showing signs of age, worn.	Replace wood door and frame.	2	END	L	Install 1 new wood veneer door (3' x 7') with painted HM frame. \$1,550 w/demo + MU's						●	●			\$4,519
Library / Media Center																
Floor & Base Finish Materials	Carpet, wood base. Both are old, and very worn.	Replace carpet, strip and refinish wood base	2	END	L	800 SF \$6 w/demo-carpet-refin base = \$4,800 + MU's						●	●			\$13,984
Ceiling Finish Materials	Painted plaster.	Recommend patching and repainting plaster ceiling.	2	END	L	Approx. 800 SF \$3sf = \$2,400 + MU's						●	●			\$6,997
Circulation Desk	Wood. Very worn, showing heavy denting and marking. Small desk.	Replace with new larger, plastic laminate circulation desk with resilient edge banding.	2	OB	L	Remove existing, provide 1 new 10' long (L shape, two 5' legs) plastic laminate circulation desk with resilient edge banding. \$375 lf w/demo = \$3,750 + MU's						●	●			\$10,926
Visual Display Surfaces	Tackboards, Chalkboards.	Replace chalkboards with whiteboards.	2	OB	L	15 lf new whiteboard 60 sf \$30 = \$1,800 + MU's						●	●	●		\$5,245
Door Material (Including Frame & Glazing)	Wood door, wood frame. Door has narrow lite, safety glazing. Doors showing signs of age, wear and tear	Replace door and frame.	2	END	L	Install 2 new wood veneer doors (3' x 7') with painted HM frames. \$1.750 w/demo & new narrow glazed door x 2 = \$3,500 + MU's						●	●			\$10,200
Gymnasium																
Floor & Base Finish Materials	Wood floor, wood base. Wood floor in fair condition. Base should be removed and replaced due to heavy wear and tear.	Remove, replace wood base with vented rubber base.	2	END	L	250 LF vented rubber base. \$5 lf = \$1,250 + MU's						●	●			\$3,648

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Wall Finish Materials	Painted CMU. Generally, paint is chipping away, deteriorating. CMU is cracking in isolated areas.	Repaint all gym walls. Remove and replace cracked CMU block. Patch cracked mortar between CMU blocks.	2	END	L	Approx 4,000 SF repainting. \$2 prep& filler coat = \$8,000; Remove and replace 15 SF cracked CMU. \$20 sf = \$200; Patch 30 LF of cracked mortar. \$50 crack stich = \$1,500; =v=v= TOTALS \$9,700 + MU's						●	●			\$28,258
Backstops (quantity, mounting type, manual/motorized)	4 fixed backstops. One backstop is missing hoop ring. Others are in fair condition.	Replace 1 hoop, maintain other 3.	2	END	L	Install new hoop ring for 1 backstop. \$300 + MU's						●	●	●		\$881
AV and Interactive Systems	Speakers. Clearly the system is dated.	Remove, replace with entirely new AV system for stage performances.	1	END	L	AV system for gym (performing arts) including new sound system. \$35,000 allow + MU's						●	●	●		\$101,952
Door Material (Including Frame & Glazing)	Wood door, wood frame. Door has narrow lite with safety glass. HM doors w/ HM frames. Doors showing signs of heavy use.	Replace door and frame.	2	END	L	Install 3 new wood veneer door (3' x 7') with painted HM frame safety glass. \$1,850 w/demo = \$5,550 + MU's						●	●			\$16,026
Kitchen and Servery																
Floor & Base Finish Materials	Wood floor, wood base. Wood floor in fair condition. Base should be removed and replaced due to heavy wear and tear.	Remove, replace wood base with vented rubber base.	2	END	L	75 LF vented rubber base. \$5 lf = \$375 + MU's						●	●			\$1,094
Wall Finish Materials	Painted CMU. In fair condition, however should be repainted when gymnasium is repainted.	Repaint CMU walls.	3	ESL	L	repaint 750 sf cmu walls \$2 prep-filler coat = \$1,500 + MU's						●	●			\$4,374
Ceiling Finish Materials	2x4 ACT. Tiles beginning to show signs of aging (sagging, discoloration).	Consider replacing all ceiling tiles within the next 10 years.	2	END	L	200sf 2 x 4 %4.50 demo-replace = \$900 + MU's						●	●			\$2,623
Door Material (Including Frame & Glazing)	Wood door, wood frame, not glass lite. Showing signs of heavy use	Replace door and frame.	2	END	L	Install 1 new wood veneer door (3' x 7') with painted HM frame. \$1,550 w/demo + MU's						●	●			\$4,519
Administration Office Area																
Ceiling Finish Materials	2x4 ACT and 1x1 tile.	2x4 ACT showing signs of age, sagging and discoloration. 1x1 tile is obsolete.	2	END	L	250 SF 2x4 ceiling tiles & grid \$4.50 sf =\$1,125 + MU's						●	●			\$3,281
Door Material (Including Frame & Glazing)	Wood door, wood frame. Some have no glazing, others have half lite. Doors showing signs of age, wear and tear	Replace door and frame.	2	END	L	Install 3 new wood veneer doors (3' x 7') with painted HM frames. \$1,550 w/demo = \$4,650 + MU's						●	●			\$13,549
Student Toilet Rooms																
Floor & Base Finish Materials	Linoleum Floor, rubber base. Showing clear signs of age, wear and tear. Rubber base peeling from wall.	In OK shape, consider replacing if other renovation work done	2	END	L	Remove existing, replace with approx. 200 SF with ceramic tile. Remove and replace rubber base with 60 LF ceramic tile base. \$15.50 sf demo-new tile & base = \$3,100 + MU's						●	●			\$9,039

PEAKS ISLAND ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Door Material (Including Frame & Glazing)	Wood door, wood frame. Showing signs of heavy use, age.	Replace door and frame.	2	END	L	Install 1 new wood veneer door (3' x 7') with painted HM frame. Entry space will need to be reconfigured to accommodate larger door. \$3,500 + MU's						●	●			\$10,200
Staff Toilets																
Floor & Base Finish Materials	Linoleum floor, rubber base. In fair condition, linoleum beginning to show some discoloring.	Replace floor with any large-scale renovation.	3	ESL	L	Remove existing, replace with approx. 200 SF with ceramic tile. Remove and replace rubber base with 100 LF ceramic tile base. \$15.50 sf demo-new tile & base = \$3,100 + MU's						●	●			\$9,039
Door Material (Including Frame & Glazing)	Wood door, wood frame. Showing signs of heavy use, age.	Replace door and frame.	2	END	L	Install 2 new wood veneer door (3' x 7') with painted HM frame. \$1,550 w/demo = \$3,100 + MU's						●	●			\$9,039
Mechanical and Service Spaces																
Floor & Base Finish Materials	Exposed concrete, no base. Floor in very poor condition, breaking concrete, tripping hazards throughout.	Refinish concrete floor with epoxy floor coating system.	2	END	L	Apply epoxy floor coating system to existing concrete floor, 800 SF. \$12 sf clean & new floor & base = \$9,600 + MU's						●	●			\$27,968
Wall Finish Materials	Painted brick. Paint appears to be chipping, areas of brick deteriorating, spalling.	Replace deteriorating sections of brick, repaint.	2	END	L	Remove, replace 50 SF of spalling brick \$35 = \$1,750. Repaint all brick walls, approx. 1,200 SF \$3 clean & paint = \$3,600 = TOTALS \$ 5,350 + MU's.						●	●			\$15,590
Ceiling Finish Materials	Exposed concrete. Finish appears to be deteriorating, peeling.	Refinish and repaint ceiling.	2	END	L	Approx. 800 SF \$5 = \$4,000 + MU's						●	●			\$0
Door Material (Including Frame & Glazing)	Painted wood door, wood frame. No glazing. Door is only about 5' tall.	Replace access with areaway to increase door height/access. Replace door and frame.	0	OB	L	Install 1 new HM door (3' x 7') with painted HM frame. \$1,550 w/demo + MU's						●	●			\$4,519
Total Years 11 - 15																\$796,613

PEAKS ISLAND ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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Category	Description and General Comments	Recommended Action	See Legend			Quantity Info	Evaluation Criteria										* Opinion of Probable Cost
			Cond. Level	Life Cycle	Action Priority		Security	Health & Safety	Code Compliance	ADA/ Accessibility	Sustain - Ability	Extending Bldg. Life	Operation & Maintenance	Impact on Learn. Env.	Aesthetics & Appearance		
Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations																	
Building Exterior																	
Exterior Wall Cladding																	
Materials	Brick masonry, isolated areas of cracking, isolated areas of spalling. Brick and mortar are showing their age, areas of mortar deteriorating. Glass block, many broken units, universally discolored. Metal panel above window units, in good condition.	Remove and replace spalling brick. Continue repointing efforts around entire brick envelope. Remove glass block. Replace with thermally broken aluminum system.	2	OB	L	Repair approx. 50 LF of mortar cracking. \$50 lf crack stich = \$2,500 + MU's; Remove and replace approx. 30 SF spalling brick. \$35 sf demo-replace = \$1,050 + MU's; Remove approx. 450 SF glass block, replace with 450 SF thermally broken aluminum system. \$85 sf demo-replace =\$38,250 + MU's										\$136,232	
Spalling, Staining, Efflorescence	Efflorescence is occurring in swatches across the brick envelope, particularly at the chimney.	Remove masonry veneer at areas showing signs of efflorescence to discover the cause of the problem and correct the issue.	2	ESL	L	Total of 550 SF of efflorescence to be repaired. \$35 sf demo-replace new brick = \$19,250 + MU's										\$62,745	
Windows																	
Storm Windows and Insect Screens	Insect screens. Missing or broken in some locations.	Replace missing or broken insect screens.	2	ESL	L	Install/replace approx. 10 (3' x 2') insect screen.										\$2,350	
Sills	Mix of aluminum integral to window unit, precast concrete, granite, and brick. All in good condition, however concrete sills at building rear showing staining from nearby trees.	Light pressure wash precast concrete sills at rear where stained.	2	ESL	L	light pressure wash 50 lf precast sill @ \$2 = \$100 + MU's										\$325	
Lintels	Steel lintels typically in fair condition. A few lintels are showing considerable rust, corrosion.	Replace a few steel lintels with galvanized lintels. Remove and replace with new brick above lintel to 3 courses. Remove sealant between brick and lintel, which may be trapping water. Refinish, repaint all steel lintels.	2	END-ESL	L	Remove 3 steel lintels, approx. 15 LF. Remove and replace approx 10 SF brick (15LF x 3 brick courses). Provide for required flashing. 090# galv lintels \$2 # mtl = \$180 + 15 mason hours @ \$45 =\$675 + 10 sf brick demo-replace \$25 = \$250 + 15 lf flash @ \$15 = \$225 = = = TOTALS \$1,330 + MU's; Refinish, repaint approx. 250 LF steel lintel. \$10 lf = \$2,500 + MU's										\$12,484	
Exterior Doors - Main Entrance																	
Frame Materials	Painted wood frame. In fair condition but dated.	Recommend replacement of entrance system with thermally broken aluminum system to improve longevity and energy-efficiency.	2	OB	L	Remove existing entry system. Replace with 6' wide, 10' tall thermally broken aluminum system with double set of 3' doors and insulated glass transom. Storefront transom \$85										\$21,839	

PEAKS ISLAND ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Exterior Doors (not including Main Entry)																
Materials	Mix of HM doors and HM frames, and wood doors and wood frames. All exterior doors are in poor condition - wood materials are rotting, and HM materials are rusting.	Recommend replacement of all exterior doors and frames.	2	OB	L	Remove approx. 8 single doors (3' x 7') and frames. Replace with same number of new HM (3' x 7') doors and frames. \$1,550 ea w/demo = \$12,400 + MU's						●	●			\$40,419
Lintels	Steel lintels typically showing considerable rust, corrosion.	Replace all steel lintels at exterior doors. Remove 3 courses of brick above. Replace with new galvanized steel lintel with proper flashing, replace with new brick above.	2	END	L	Remove approx. 30 LF existing steel lintel and 3 brick courses above (approx. 20 SF brick). Replace with 30 LF new galvanized steel lintel, properly flashed. Replace with 20 SF new brick above. \$180 # lintel @ \$2 # mtl = \$360 + 30 mason hours @ \$45 = \$1,350 + 20 sf brick demo-replace w/new \$35 = \$700 + 30 lf flash \$15 = \$450 = = = TOTALS \$2,860 + MU's						●	●			\$9,322
Fascia, Trim, Soffits & Overhangs																
Materials	EIFS at main entry. Cracking at edges, discoloration throughout.	Patch and repaint.	2	END	L	patch 20 sf eifs @ \$15, repaint 25 sf @ \$3 = = \$375 + MU's						●	●			\$1,224
	Wood soffit overhang at building perimeter, occurs only at main building volume. Paint is chipping, wood is worn.	Refinish and repaint wood soffit overhang.	2	END	L	Refinish and repaint approx. 850 SF wood soffit overhang. \$5 sf = \$425 + MU's						●	●			\$1,386
Sealants & Expansion Joints																
Window / Door Perimeter Sealant	Sealants around window and door perimeters generally cracking, peeling. Around the building, sealants are approaching the end of their expected life.	Remove and replace sealant at all doors, and windows. Remove sealant at lintels to allow for proper drainage.	2	END	L	Remove and replace approx. 2000 LF sealant. \$3.50 lf = \$7,000 + MU's						●	●			\$22,814
Building Joint Sealant	Building sealant is generally cracking, peeling. Approaching the end of their expected life.	Remove and replace all building sealants.	2	END	L	Remove and replace approx. 300 LF sealant. \$5 w/backer rod = \$1,500 + MU's						●	●			\$4,888
Flashing																
Material	Flashing is not apparent at sills and headers, lintels. Remove sealant in these areas to inspect for presence of flashing and to allow for proper drainage.	Remove sealants at headers, sills, lintels.	2	END	L	Remove approx. 500 LF sealant. \$1.50 lf = \$750 + MU's						●	●			\$2,447
Roof Assembly & Flashing																
Age	2011, Black EPDM	Budget for replacement at end of service life	3	ESL	L	10,300 SF						●	●			\$402,822

PEAKS ISLAND ELEMENTARY SCHOOL
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			SEE LEGEND			EVALUATION CRITERIA										* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Roof Edges and Copings	Flush roof edge. All edges topped with EPDM flashing over roof edging, with a snap on aluminum fascia piece. Fascia on high roof looks new. Fascia around low roofs (east, west, and gym wings) is functional but corroded, stained.	Recommend removing existing fascia, and replacing with new.	2	END	L	replace 600 lf alum fascia, 9" tall flat profile \$20 lf demo-replace = \$12,000 + MU's						●	●			\$39,109
Roof Drains (Covers)	Mix of aluminum, plastic. One plastic cover is broken.	Replace plastic cover. Remove debris from all.	2	END	L	Remove and replace 1 plastic cover. \$150 + MU's						●	●			\$498
Exterior Stairs and Ladders																
Locations and Materials	Not all roof areas were accessible. One heavily rusted roof ladder.	Provide roof access ladder to upper roof, and lower Eastern roof. One existing ladder is rusted, dangerous. It should be removed.	2	END	L	Install 2 new 10' roof ladders. \$750 ea x 2 = \$1,500 + MU's Replace 1 existing roof ladder. 10' assumed \$750 + \$100 demo cost + MU's						●	●			\$7,666
Exterior Exit Stairs	Rusted metal caged exterior fire escape. Probably dangerous.	Remove.	1	OB	L	Remove rusted roof egress stair 7 chain-link fence, allow \$2,000 + MU's						●	●			\$6,518
Exterior Exit Stairs	Rusted railing at exterior concrete step outside gymnasium.	Refinish, repaint steel railing.			L	Refinish 10 lf pipe rail, single line rail assumed \$10 lf = \$100 + MU's Assume single line ground mount rail.										\$509
Total Years 16 -20																\$775,595

PRESUMPCOT ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	

Year 0 (Fiscal Year 2017) - Immediate Recommendations																
BUILDING EXTERIOR																
Windows																
Sills	Aluminum flashing as part of storefront systems; some splice joints have separated posing a safety hazard	Repair flashing splice joints with mechanical fasteners	2	ESL	I	(5) locations, allow \$100 labor & materials per location = \$500 + MU's		●								\$755.00
Total Year 0															\$755	

PRESUMPCOT ELEMENTARY SCHOOL
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA										* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations																	
SITE																	
Building Entrances																	
Connection to accessible route and accessibility	Sidewalk along Presumpscot and Sherwood with internal connections.	Surfaces to be repaved and crosswalks	2	ESL	S	Sidewalk: 5700sf@\$2 Curb: 770lf@\$7.50 ADA Panels: 100s.f@\$60		●		●			●			\$34,101	
Parking																	
Number of Spaces (Regular & ADA)	2 ADA - adequate for number of spaces	Shift existing catch basin out of ADA stall, see catch basin notes.	3	ESL	S	allow \$2,000 + MU's dig & bf & relocate & patch pave			●							\$3,752	
Accessible Parking Signage	No Signage	Install Signs	0	OB	S	3 @ \$125				●						\$703	
Vehicular & Pedestrian Circulation																	
Observed Circulation Patterns	Observed, pedestrian walking dog on school ground.	Install school zone & limited public access signage.	0	OS	S	6 @ \$200		●								\$2,251	
Traffic Markings & Traffic Signage	Lacking one way signage and delineation of parent/bus parking.	Install signage.	0	OS	S	4 @\$125		●								\$937	
Fire Department Access																	
Locations	Could be full 100% if open curb on left side "exit".	Add curb cut and fire lane on north side of school and shift modulars.	3	ESL	S	55LF @ \$40		●								\$4,127	
Site Topography																	
Characteristics	Mulch barrier introduces trip hazard.		1	END	S	250lf @ \$2		●								\$937	
Site Furniture & Accessories																	
Bicycle Racks	2- 1 at south side at loading area, 1 at north side.	Recommend relocation of bike racks.	2	ESL	S	allow \$500 + MU's	●	●								\$941	
STRUCTURAL																	
Roof Construction	A. A steel beam does not extend to the bearing wall (supported on block above doorway header).	Repair connections. Perform survey to verify this does not occur at other locations.	1	OB	S	1 location noted (Budget \$2,800 for survey)		●				●	●			\$5,254	
Roof Construction	B. Roof does not appear to be design for drifting snow around high roof. Roof is technically grandfathered but we recommend reinforcing the high/low roof conditions	Roof is technically grandfathered; recommend reinforcing high low roof conditions for drift by adding intermediate steel bar joist. Shoveling of drifts recommended in the interim.	3	ESL	S	Low roof areas within 15 feet of high low roof conditions (~4,000sq ft), SAY sistering 48" o.c. = 1,040 lf joist using 6 #/lf joist requires 6,240 # joist installed @ \$4 # material & labor =\$24,960 + MU's		●								\$46,825	
Exterior Wall Construction	C. Deflected lintel above the door at the south west entry (brick had not deflected).	Replace lintel	2	END	S	1 location, SAY 4 x 4 lintel x 48" length @ 8#/sf = \$65 lintel material & 4 hours mason @ \$45 = \$245 + MU's						●	●			\$461	
BUILDING EXTERIOR																	
Exterior Doors (not including Main Entry)																	

PRESUMPCOT ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
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Category	Description and General Comments	Recommended Action	See Legend			Quantity Info	Evaluation Criteria										* Opinion of Probable Cost
			Cond. Level	Life Cycle	Action Priority		Security	Health & Safety	Code Compliance	ADA/ Accessibility	Sustain - Ability	Extending Bldg. Life	Operation & Maintenance	Impact on Learn. Env.	Aesthetics & Appearance		
Lintels	Painted steel - corroding and deflecting	Replace lintels with galvanized steel lintels and through wall flashing	1	END	S	(3) 6' lintels, brick on steel stud assumed, assume ea 4" x 4" x 18' total = 1 lintel for 8" wide block @ 6#/lf for 4" x 4" = 6#/lf = 110# @ \$2 = \$220 galv lintel material + 18 mason hours @ \$45 =\$1,030 + MU's. Remove and replace approx 55 SF brick (108 x 3 brick courses), \$25 sf demo & replace re-using salvaged brick = \$2,700 + MU's. Provide for required flashing, 18 lf @ \$15 = \$270 + MU's.		●					●	●			\$7,504
BUILDING INTERIOR																	
Interior Signage																	
Materials	Paper	Provide ADA-compliant signage throughout	0	OB	S	(40) sigs @ \$75 = \$3,000 + MU's			●	●							\$5,628
General Purpose Classrooms																	
Casework	Wood with solid surface along windows	Replace with new casework assembly to include base cabinets, upper cabinets and ADA compliant sink	1	END	S	(14) rooms at 20 LF each = 280 lf demo & base w/solid surface top @ \$310 = \$86,780 + MU's; 280 lf wall cab w.demo @ \$125 =\$35,000 + MU's; 14 sinks w/de,o @ \$1,500 re=use exist rough = \$21,000 + MU's = = = TOTALS \$142,780 + MU's				●							\$267,854
Door Hardware	Hardware appears to have been recently replaced and is in good condition	Replace storage closet door hardware with ADA-compliant hardware	2	ESL	S	(14) doors @\$500 w/some door leaf modifications to accept hardware = \$7,000 + MU's				●							\$13,132
Art and Music Classrooms																	
Sinks (ADA compliance)	(1) non-ADA sink	Provide new accessible stainless steel sink	1	OB	S	(1) sink \$2,250 including new rough-in + MU's				●							\$4,226
Door Hardware	Hardware appears to have been recently replaced and is in good condition	Replace storage closet door hardware with ADA-compliant hardware	2	ESL	S	(1) door \$500 includes wood leaf modification to accept hardware + MU's				●							\$941
Library / Media Center																	
Door Hardware	Hardware appears to have been recently replaced and is in good condition	Replace storage closet door hardware with ADA-compliant hardware	2	ESL	S	(1) door \$500 includes wood leaf modification to accept hardware + MU's				●							\$941
Teacher Workroom and Staff Areas																	
Sinks (ADA compliance)	Stainless steel sink, non-ADA compliant	Provide ADA compliant sink in cabinet with knee space	2	ESL	S	(1) sink and cabinet unit, assume 5' with solid surface top = \$310 lf w/demo = \$1,550 + MU's cabinet & \$1,500 sink w/demo & re-sue rough + MU's = TOTALS \$3,050 + MU's				●							\$5,728
Nurse and Health																	
Sinks (ADA compliance)	Wall hung ceramic sink, non-ADA	Replace sink with ADA compliant sink	1	OB	S	(1) sink \$1,500 w/demo 7 re-use existing carrier or wall hanger + MU's				●							\$2,817

PRESUMPCOT ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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			SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Toilet room	in-suite toilet room equipped with toilet fixture only and is non ADA compliant	Gut renovate toilet room to include new fixtures, accessories and finishes	1	OB	S	75 SF, allow \$12,000 demo & reframe w/new finishes floor & ceiling & WC re-use rough & LAV new rough + MU's				●						\$22,512
Staff Toilets																
Accessories	No grab bars	Provide ADA compliant grab bars	-	OB	S	(1) location \$500 includes new block & wall patch + MU's				●						\$941
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Non compliant, no clearances	Gut renovate toilet room to include new fixtures, accessories and finishes	1	OB	S	75 SF, allow \$12,000 demo & reframe w/new finishes floor & ceiling & WC re-use rough & LAV new rough + MU's				●						\$22,512
FIRE PROTECTION																
Fire Service	None	Install NFPA 13 complete coverage system			S	25,125 sf @ \$3 + \$12,000 new building entry & backflow & \$20,000 allow water line upgrade + \$25,000 ACT ceiling work = \$132,725 + MU's		●	●							\$248,995
ELECTRICAL																
Life Safety																
Fire Alarm	1980's vintage FCI conventional zoned control panel. Occupant notification generally does not comply with current standards.	Update to fully addressable system.	1	OB	S	Carry complete new system for 25,394 sf \$1.75 sf w/demo + MU's		●	●							\$83,372
SECURITY																
Intrusion Alarm System	2009 vintage GE security alarm control panel. Motion detectors are located in classrooms and corridors.	Provide a security alarm control panel that is integrated with the district-wide network.	2	ESL	S	suggest \$20,000 allowance + MU's Include (30) motion detectors	●									\$55,345
Security Camera System	Building is reportedly wired for cameras but the cameras are not yet installed.	Provide web-based security camera system with DVR	N/A	N/A	S	Assume (16) cameras	●									\$45,965
Total Years 1 - 5																\$888,701

PRESUMPCOT ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA										* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations																	
SITE																	
Parking																	
General Layout Description	Pavement poor	Recommend rerouting parking and bus drop off. All pavement and sidewalks to be repaved.	1	END	L	Overlay: 56,800 s.f.@\$1.25 Striping: 2000lf@\$0.50							●				\$18,931
Fencing																	
Locations & Materials	North face, chain link, solid but dated/rusty, gap at north side	Repair damaged sections	2	ESL	L	100lf @\$30							●				\$7,012
PORTABLE / MODULAR BUILDINGS																	
Portable classrooms	(3) residential grade portable classroom units. Unit has own designated services to the unit. Unit is in poor condition: deteriorating vinyl siding and plywood skirt, non-code compliant handrails at ramp and connecting deck between units, non-code compliant door hardware	Recommend removing portable classrooms.	1	OB	L	(3) 30'x50' modulars, removal assumed only when building additions designed & constructed in future Provide price for removal now and to seed 6,000 SF						●	●				\$35,059
MECHANICAL																	
Heating Plant	(1) Hurst CI steam boiler, 2,500 MBH, 2012mfg.	Consider converting steam heating to hydronic via HX and pumps.	2	END	L	Provide (2) Condensing Boilers 700MBH ea. Plus appurtenances \$25,000 ea + MU's						●	●				\$170,830
Air Handling Unit Systems	(1) H & V located in roof mezzanine serves Multipurpose/gym room.	Beyond service life--still operational. Install new HW H&V unit at time of steam to hydronic conversion	2	END	L	Replace AHU w/ERU module 6,000 cfm \$6 cfm w/demo + MU's . Ductwork modifications \$10/SF w/demo + MU's sf area unknown						●	●				\$139,770
Terminal Unit Systems	Steam unit vents are vintage 1960s Aged units still functioning-space relief air via vintage ductwork and gravity vents roof top.	Replace with new ERU HW ventilation ducted system at time of steam to hydronic conversion.	2	END	L	(2) 2,500 cfm rooftop ERUs, \$/SF for ductwork, (600 ft) fintube, (6) CUHs + MU's						●	●				\$621,200
Exhaust Systems	Rooftop exhausters for toliets/miscl. Gravity relief vents work with unit vents OA	Replace exhaust via ERU above at time of steam to hydronic conversion	2	END	L	Exhaust replaced with ERU estimated in above.						●	●				\$0
Piping System	Steam piping is original vintage. Appears to be functioning with minimal leaks--however aged.	Replace with new sched 40 steel piping at time of steam to hydronic conversion.	2	END	L	\$/SF @ 25K SF + MU's						●	●				\$760,970
Automatic Temperature Controls	Mostly pneumatics, some DDC electric	System is at end of service life. Replace with new DDC electric at time of steam to hydronic conversion.	2	END	L	25,125 bldg sf suggest \$3 sf new controls budget = \$75,375 + MU's						●	●				\$176,172
ELECTRICAL																	

PRESUMPCOT ELEMENTARY SCHOOL
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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Service	Underground primary to utility padmount transformer. The transformer is closer to the building than current Central Maine Power Co. standards allow and the concrete transformer pad is smaller than CMP's current design standard. The school has had repeated issues with squirrels shorting the overhead utility primary, resulting in power outages due to blown utility cutouts.	Further investigation by utility company is required to determine cause of shorts due to squirrel activity. Update service entrance to current CMP standards as part of any planned renovation.	2	OB	L	Carry \$40,000 + MU's for new padmount XFMR, metering, utility construction charges, and primary conduits for complete new service entrance						●	●			\$93,491
Wiring	Building wire in underground conduit. The feeder appears to be 1962 vintage and has exceeded its anticipated useful life	Update service entrance as part of any planned renovation.	2	OB	L	Carry complete new service entrance						●	●			\$51,420
Equipment	1962 vintage Bulldog Electric Switchboard. The switchboard has exceeded its anticipated useful life.	Perform infrared scan to assess condition of terminations and contacts. Replace switchboard as part of any planned facility renovations	2	OB	L	Carry complete switchboard replacement						●	●			\$62,814
Distribution System																
Panels	Panels are a mix of early 1960's vintage ITE panelboard and residential/light commercial grade load centers, which are locate in the boiler room and a in a corridor.	replace throughout	1	OB	L	Carry complete power distribution system replacement for 25,394 sf						●	●			\$159,169
Wiring	Mostly building wiring in conduit that has exceeded its anticipated useful life. The loadcenter that is located in a corridor and supplies the modular classrooms is wired using type SE service entrance cable.	Update distribution system wiring throughout as part of any planned renovations.	2	END	L	Carry complete distribution wiring system replacement for 25,394 sf						●	●			\$70,585
Site Lighting (type & material)	Utility-owned pole mounted flood lights. Some areas are not illuminated to levels recommended by IES.	Provide full cut-off LED pole mounted fixtures to provide illumination as recommended by IES.	2	ESL	L	Carry (7) LED pole lights						●	●			\$97,839
Interior Lighting																
Classrooms	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	END	L	Carry complete interior lighting replacement for 25,394 sf						●	●	●		\$504,495
Offices	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	ESL	L							●	●	●		
Corridors	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●	●		
Toilets	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●	●		
Mech/Storage	fluorescent strips with T8 lamps	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●	●		
Gym	T8 fluorescent high bays	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●	●		
Data System (& Service)	The MDF is a wall mounted enclosed cabinet located in a shared space. There is an abandoned exposed patch panel in classroom that was once a computer lab.	Remove abandoned Cat. 5 infrastructure and cabling. Provide dedicated equipment spaces to house MDF and IDF's.	2	ESL	L	suggest \$40,000 allowance for new dedicated areas & panel relocation & switchovers + MU's						●	●			\$93,491

PRESUMPCOT ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations																	
SITE																	
Service Area																	
Trash & Recycling Containers (# & Size), Trash Compactor (size)	1- 10 yd. solid, no screening	Add screening.	2	ESL	L	10' x 15' exclusive screened area w/8" concrete on 12" gravel & gate & bollards, \$5,750 + MU's										●	\$16,752
BUILDING INTERIOR																	
General Notes																	
Wall Finish Materials	Painted CMU and GWB	Recommend budgeting for repainting all interior walls towards the end of the 20-year plan period	2	END	L	Base on 25,395 SF of floor area @ \$2 sf including doors & interior trims = \$50,790 + MU's						●	●				\$147,950
Floor Finish Materials	VCT Flooring	Recommend replacement of all VCT floor with non-wax quartz flooring	2	END	L	22,000 SF VCT removal, and replacement with quartz tile @ \$3.75 + \$0.50 base replaced ave + \$1.50 demo & prep = \$104,500 + MU's.						●	●				\$304,406
General Purpose Classrooms																	
Visual Display Surfaces	Original tach boards and chalkboards with markerboard overlays installed at a later date	Replace with new tackboards and markerboards	1	OB	L	(20) 16' markerboards (20) 8' markerboards, totals 1,920 sf markerboard w/demo @ \$25 = \$48,000 + MU's; (40) 8' tackboards = 1,280 sf tackboard w/dcemo @ \$20 = \$25,600 + MU's						●	●	●			\$214,395
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer door with half glazing	Doors are very worn - replace all doors	1	END	L	(30) doors, re-use frames, \$750 per leaf & 1/2 glazed w/cemo & re-use hardware & reinstall door leaf = \$22,500 + MU's						●	●				\$65,546
Art and Music Classrooms																	
Casework	Wood with plastic laminate counter tops	Worn and obsolete - recommend replacement	1	OB	L	20 LF base and wall cabinets \$275 base w/plam top & demo + \$125 wall w/demo = \$8,000 + MU's						●	●	●			\$23,303
Visual Display Surfaces	tack board only	Provide new markerboards and tackboards	1	OB	L	16' markerboard 64 sf @ \$25 w/demo = \$1,600 + MU's; (2) 8' tackboards 64 sf @ \$20 w/demo = \$1,280 + MU's						●	●	●			\$3,736
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer door with half glazing	Doors are very worn - replace all doors	1	END	L	(30) doors, re-use frames, \$750 per leaf & 1/2 glazed w/cemo & re-use hardware & reinstall door leaf = \$22,500 + MU's						●	●				\$65,546
Library / Media Center																	
Floor & Base Finish Materials	Broadloom carpet (stained) and rubber base	Replace carpet with carpet tiles	1	END	L	840 SF @ \$6 w/demo & new base = \$5,050 + MU's						●	●				\$14,719
Shelves	Full height wood shelving - worn out	Provide new wood veneer full height shelving	1	OB	L	65 LF @ \$150 lf w/demo = \$9,750 + MU's						●	●				\$28,403
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer door with half glazing	Doors are very worn - replace all doors	1	END	L	(2) doors, re-use frames, \$750 per leaf & 1/2 glazed w/cemo & re-use hardware & reinstall door leaf = \$1,500 + MU's						●	●				\$4,374
Gymnasium / Cafeteria																	

PRESUMPCOT ELEMENTARY SCHOOL
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer doors	Doors are very worn - replace all doors	1	END	L	(1) single door & (2) pair doors = 5 leaves total, re-use frames, \$750 per leaf & 1/2 glazed w/cemo & re-use hardware & reinstall door leaf = \$3,750 + MU's						●	●			\$10,926
Door Hardware	Original and in poor condition	Replace door hardware	1	OB	L	(3) single doors (2) pairs doors; 7 total hardware sets @ \$500 includes wood leaf modification to accept hardware = \$3,500 + MU's						●	●			\$10,200
Teacher Workroom and Staff Areas																
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer doors	Doors are very worn - replace all doors	1	END	L	(1) door, re-use frames, \$750 per leaf & 1/2 glazed w/cemo & re-use hardware & reinstall door leaf = \$750 + MU's						●	●			\$2,187
Door Hardware	Original and in poor condition	Replace door hardware	1	OB	L	(1) set \$500 includes leaf modification + MU's						●	●			\$1,461
Nurse and Health																
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer door - worn	Replace door	1	END	L	(1) door, re-use frames, \$750 per leaf & 1/2 glazed w/cemo & re-use hardware & reinstall door leaf = \$750 + MU's						●	●			\$2,187
Administration Office Area																
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer door - worn	Replace door	1	END	L	(1) door, re-use frames, \$750 per leaf & 1/2 glazed w/cemo & re-use hardware & reinstall door leaf = \$750 + MU's						●	●			\$2,187
Student Toilet Rooms																
Floor & Base Finish Materials	Ceramic tile floor and base - fair condition	Replace floor tile and base	2	END	L	600 SF \$15 sf w/demo & new tile & tile base = \$9,000 + MU's						●	●			\$26,216
Wall Finish Materials	Ceramic tile to 6-ft and painted CMU - fair condition	Replace wall tile	2	END	L	875 SF \$17.50 sf w/demo & new backer board & tile = \$15,315 + MU's						●	●			\$44,613
Toilet Partitions	Painted metal compartments, corrosion throughout	Replace with solid plastic toilet compartments	2	END	L	(10) stalls @ \$1,250 w/demo = \$12,500 + MU's						●	●			\$36,416
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer door - worn	Replace door	1	END	L	(2) doors, re-use frames, \$750 per leaf & 1/2 glazed w/cemo & re-use hardware & reinstall door leaf = \$1,500 + MU's						●	●			\$4,374
Door Hardware	Compliant, but worn	Replace door hardware	1	END	L	(2) openings @ \$500 includes wood leaf modification = \$1,000 + MU's						●	●			\$2,913
Staff Toilets																
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer door - worn	Replace door	1	END	L	(1) door @ \$500 includes wood leaf modification = \$750 + MU's						●	●			\$2,187
Mechanical and Service Spaces																

PRESUMPCOT ELEMENTARY SCHOOL
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Floor & Base Finish Materials	Concrete, no base - stained, some cracking	Reseal floor	2	ESL	L	750 SF @ \$2 includes light shotblast & reseal = \$1,500 + MU's						●	●			\$4,374
FOOD SERVICE																
Ceiling Finish Materials	2x4 ACT	Recommend replacing with washable ACT	1	OB	L	270 SF assumes grid replacement also @ \$4.50 w/demo & replace = \$1,215 + MU's						●	●			\$3,542
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer doors	Doors are very worn - replace all doors	1	END	L	(2) doors, re-use frames, \$750 per leaf & 1/2 glazed w/cemo & re-use hardware & reinstall door leaf = \$1,500 + MU's						●	●			\$4,374
Door Hardware	Original and in poor condition	Replace door hardware	1	OB	L	(2) doors \$500 each includes leaf modification = \$1,000 + MU's						●	●			\$2,913
Total Years 11 - 15																\$1,050,202

PRESUMPCOT ELEMENTARY SCHOOL
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Category	Description and General Comments	Recommended Action	See Legend			Quantity Info	Evaluation Criteria										* Opinion of Probable Cost
			Cond. Level	Life Cycle	Action Priority		Security	Health & Safety	Code Compliance	ADA/ Accessibility	Sustain - Ability	Extending Bldg. Life	Operation & Maintenance	Impact on Learn. Env.	Aesthetics & Appearance		
Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations																	
Structural																	
Roof Construction	C. Handfuls of locations have large openings in the tectum planks and/or missing planks.	Currently covered by plywood. Repair with replacement tectum planks.	2	END	L	3 locations observed. Survey for others. 120 SF							●	●		\$11,737	
Roof Construction	D. one area of the roof membrane appears to be delaminated and lifted	No structural repair needed.	2	ESL	L	area to the north east of the higher gym roof) – reported by custodian and observed. Allow \$500 + MU's for roof service call & repair							●	●		\$1,635	
Exterior Wall Construction	A. Light rust at lintels above mechanical openings and doors– paint the lintel to avoid further rusting	Paint lintels with protective coating to avoid further rust.	2	ESL	L	12-18 locations SAY 4' lintel average length = 72 total lf maximum @ \$20 lf = \$1,440 + MU's							●	●		\$4,699	
Exterior Wall Construction	B. Minor brick and mortar deflects: holes and spalls (one location exposing rebar)	Repair brick and mortar. At location of exposed rebar, coat with protective coating and patch mortar.	2	ESL	L	3 locations, allow \$500 per location = \$1,500 + MU's							●	●		\$4,894	
Building Exterior																	
Sealants & Expansion Joints																	
Window / Door Perimeter Sealant	Type not know; appears to have been recently installed	Recommend budget for sealant replacement towards to the end of the 20-year plan period	3	ESL	L	1,500 LF @ \$3.50 lf rout & reseal = \$5,250 + MU's							●	●		\$17,118	
Roof Assembly & Flashing																	
Material, Type, Color	Black EPDM	Recommend replacement of roof at end of service life towards end of 20-year plan period	3	ESL	L	25,395 SF @ \$12 for demo-new epdm-R38 rigid-prot bd-new perimeter blocking & trims-flashing =\$304,740 + MU's							●	●		\$993,174	
Skylights																	
Glazing Type	Plastic - one is patched and should be replaces	Replace plastic glazing on one skylight	2	ELS	L	(1) 2'x2' skylight dome, assume outer layer only @ \$50 = \$200 + MU's							●	●		\$660	

Total Years 16 -20	\$1,033,918
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REICHE ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	

Year 0 (Fiscal Year 2017) - Immediate Recommendations																
STRUCTURAL																
Additional Observations	Existing entry ramp on Brackett St. side found to be in poor condition; cracked, spalling, exposed rusted reinforcing; spalling at support compromises safety.	New elevator installation was in progress at time of visit. Remove ramp once accessible entrance can be established; alternately replace ramp	0	OB	I	Demolish ramp; provide 28-LF of galvanized guardrail with 4" spaced pickets at 2nd floor level, assume 100 SF of grading and asphalt paving		●								\$33,675
BUILDING INTERIOR																
Main Entrance																
Ceiling Finish Materials	Exposed concrete waffle slab, some spalling observed	Remove loose concrete and repair	2	ESL	I	20 SF \$7.50 sf = \$150 + MU's		●				●	●			\$230
Total Year 0															\$33,905	

REICHE ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations																
SITE																
Building Entrances																
Connection to accessible route and accessibility	Observed staff proposing open loading door and smoking in vehicle on school premises. Steep grades sloping towards school entrance, not ADA compliant.	Grading adjustment needed at front entrance.	2	ESL	S	2700 s.f. @\$15	●			●						\$75,977
Parking																
Number of Spaces (Regular & ADA)	No ADA parking in Brackett Street lot. 4 ADA in community/pool lot.	At least one ADA space is needed in the faculty parking lot.	2	ESL	S	1 sign@\$125 120LF striping @\$1.00				●						\$459
Vehicular & Pedestrian Circulation																
Observed Circulation Patterns	Observed recess at 8:30, traffic all around.	Install flashing pedestrian beacons.	2	ESL	S	2 each @\$10,000		●								\$37,520
Curb Cuts & Detectable Warning Strips	Need panels at Clark Street crossing				S	2 ea, 40sf@\$60		●		●						\$9,005
DOT School Zone Markings/Signage at Street	No crossing sign at Clark.	Install crossing sign and bollard.	2	ESL	S	2ea @\$125		●								\$469
Fire Department Access																
Locations	front and back along streets only.	Increase width of sidewalks to be used as fire lanes.	2	ESL	S	420 s.f. @\$4		●								\$3,151
Plantings, Trees and Shrubs																
Locations, Types and Densities	Mulch barrier introduces trip hazard.		1	END	S	130lf@\$1		●								\$243
STRUCTURAL																
Exterior Wall Construction	C. Deflected lintel at loading dock, brick cracking above. Condition should be repaired	Replace lintel, and repair or rebuild brick veneer; repair backup as required.	1	END	S	Estimated area 60 SF Brick 20 LF Lintel 120# lintel 2 galv = \$240 lintel mtl + 20 mason hours \$45 = \$900 = 60 sf brick \$25 demo-replace = \$1,500 + 20 lf flash \$15 = \$300 = = = TOTALS \$2,940 + MU's		●				●	●			\$5,516
BUILDING INTERIOR																
General Notes																
Doors and hardware	Generally all doors are worn and hardware is typically non code and ADA compliant. Significant number of doors are not an accessible width of 30-inches	Recommend replacement of all interior doors and hardware with new hollow metal doors and stainless steel hardware	2	END	S	(92) single leaf openings (19) double leaf openings 130 total leaves \$1,550 w/de,o-replace-new hdwr = \$201,500 + MU's				●		●	●			\$378,014
Accessibility	With the exception of one interior ramp, the main level of the first floor is non-accessible due to the split level configuration of the first floor.	Although a new elevator currently under construction will improve accessibility to the second floor, in the long term it is recommended to raise the lower portion of the first floor level so make all one consistent elevation	-	-	S	Assume 12,000 of 4" concrete slab on deck on 3-ft height of LGMF. Include 12,000 SF of carpet tile; include \$100k to adjust main entrance storefront to higher entry grade elevation, include regrading and fill to raise 1600 SF of exterior to new entry grade elevation				●		●	●			\$660,346
Interior Signage																

REICHE ELEMENTARY SCHOOL
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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Materials	Paper signage throughout	Provide plastic code compliant signage throughout	1	OB	S	Assume 100 Signs @ \$75 = \$7,500 + MU's			●	●						\$14,073
Stairs and Exits																
Guardrails (height, sphere)	Non-compliant	Replace handrails with painted metal handrails and guardrails	1	OB	S	2 stairs at 2 stories each, assumes 15 lf wall single line rail & 15' central guard rail section per stair x 2 stairs = 30 lf wall rail \$35 = \$1,050 + 30' center guard rail \$125 = \$4,500 = \$5,550 + MU's			●	●						\$10,415
Other	(3) communicating stairs at media center and cafeteria are not code compliant (non-compliant risers, treads, handrails)	Replace (3) 2-story stairs	1	OB	S	(3) 2-story stairs @ \$15,000 ea demo-replace = \$45,000 + MU's			●	●						\$84,419
Locker Rooms																
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Clearances are good. ADA shower stalls are missing benches and shower heads are not ADA compliant	At ADA shower stalls, provide ADA folding bench seats and new compliant shower heads and controls	2	OB	S	(4) ADA shower stalls \$1,250 for seat-shower head-control valve re-use exist rough = \$5,000 + MU's				●						\$9,380
Locker Area Toilet Rooms																
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Clearances are OK, but no ADA toilet compartments in Men's and Women's locker rooms.	Recommend installing new ADA sized toilet compartment partition and grab bars	1	OB	S	(2) ADA toilet compartments w/grab bars \$1,750 set = \$3,500 + MU's				●						\$6,569
Cafeteria																
General	The entirety of the Cafeteria is not accessible from the main lobby	Due to space constraints, a compliant ramp is most likely not feasibility. Recommend installing a lift	-	-	S	(1) Lift, rise of 3-feet \$30,000 w/closure + MU's				●						\$56,279
Student Toilet Rooms																
Accessories	No grab bars (no ADA toilet stall)	Provide a set of ADA grab bars in each student toilet room	1	OB	S	(4) locations \$250 ea = \$1,000 + MU's				●						\$1,876
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Student toilet rooms do not have ADA compliant toilet stalls	Recommend converting 2 stalls in each toilet room into 1 ADA stall - at each location, remove 1 toilet, provide solid plastic partition ADA toilet compartment partitions and grab bars noted above	1	OB	S	(4) locations combine 4 into 2 ADA systems \$2,500 for partition-demo WC-patch floor-new grab bars = \$10,000 + MU's				●						\$18,760
Staff Toilets																
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Rooms are non-ADA compliant - no clearances and lacking grab bars	Recommend gut renovation of all staff toilets to make fully accessible	1	OB	S	4 locations \$10,000 per room for 2 new walls-demo-WC-LAC accessories-flooring-ceiling = \$40,000 + MU;s				●						\$75,039
FIRE PROTECTION																
Type of Sprinkler System	Deluge system at open resource area only.	Install new NFPA 13 complete coverage sprinkler system.	3	ESL	S	90,795 gsf @ \$3.50 + \$12,000 bldg entry-backflow + \$20,000 water line upgrade allowance; fire pump & storage tank excluded = \$349,785 + MU's		●	●							\$656,195
ELECTRICAL																

REICHE ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
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			SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Life Safety																
Fire Alarm	Early 1990's vintage conventional zoned FCI control panel that has reached the end of its anticipated useful life. Occupant notification and pull station placement do not comply with current code or ADA in many areas. A sprinkler valve in the boiler room has no tamper switch.	Update to fully addressable system.	1	OB	S	Carry complete new system for 88,481 sf		●	●							\$207,542
SECURITY																
Security Camera System	None	Provide web-based security camera system with DVR	-	-	S	Assume 32 cameras	●									\$35,899
Total Years 1 - 5																\$2,347,145

REICHE ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA										* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations																	
																	\$0
SITE																	
Vehicular & Pedestrian Circulation																	
Walkway Materials	Bituminous - Good. Brick sidewalks on Brackett in fair condition. Concrete - Poor	Replace concrete sidewalks and ramps.	2	END	L	65sf @\$12								●			\$1,823
Fencing																	
Locations & Materials	Decorative fence around site, some repairs needed.	Repair fence as needed.	2	ESL	L	20lf@\$70								●			\$3,272
STRUCTURAL																	
Foundation	B. Some small areas of exposed reinforcing at foundation.	Clean reinforcing, square off area and install repair mortar	3	END	L	Assume 100 SF \$20 sf + MU's							●	●			\$4,675
Roof Construction	A. Roof snow load does not meet current code; high low roof conditions susceptible to drifted snow not included in original design.	Roof is technically grandfathered; recommend reinforcing high low roof conditions for drift. Shoveling of drifts recommended in the interim.	3	ESL	L	Low roof areas within 15 feet of high low roof conditions recommended to be reinforced. Scope unclear, areas unknown Assume 4100 SF							●	●			\$23,963
Exterior Wall Construction	A. Exterior bricks overhang foundation with support by cantilevered brick header course. Condition is susceptible to snow and ice problems; corner support condition is poor and base corner bricks are spalled or missing in many conditions	Supplement support recommended at corner brick conditions.	2	END	L	At 29 locations: provide 4 LF of galvanized 2x5 steel angle anchored into foundation wall \$150 per location + MU's							●	●			\$10,172
Exterior Wall Construction	B. CMU Stair walls have a horizontal crack one course down from waffle slab roof, likely a result of rotational restraint of roof to wall connection.	Rout and repoint	2	ESL	L	20 LF each stair 2 stairs assumed 40 total lf cracks 450 stich = \$2,000 + MU's							●	●			\$4,675
PLUMBING																	
Hot Water System	(1) Heater/tank (± 500 gal) original vintage (1972), Asbestos insulation	Beyond service life. Install new indirect water heater to match current DHOW demand.	2	END	L	(1) 500 gal indirect WH storage + MU's							●	●			\$62,120
Domestice distribution system	Copper piping lead solder	Copper distribution system beyond the expected service life of 30 years. Replace with new system.	2	END	L	\$/SF @ 89K SF + MU's							●	●			\$2,562,450
Sanitary Waste and Vent System	Cast iron and PVC -- most vintage	Beyond service life--replace system	2	END	L	\$/SF @ 75K SF + MU's							●	●			\$1,048,275
Storm Drain System	Cast iron and PVC -- most vintage	Beyond service life--replace system	2	END	L	\$/SF @75K SF + MU's							●	●			\$512,490
Natatorium Systems	Boiler heating water to pool watrer via HX (vintage)		2	END	L	Replace HX in kind w/appurtenances + MU's							●	●			\$46,590
MECHANICAL																	

REICHE ELEMENTARY SCHOOL
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Heating Plant	(2) KN 30 condensing boilers, 2,800 MBH output, est. mfg. (2011), heating hot water, reset mixing valve.	Expected service life of 25 years, replace in 20 years.	3	ESL	L	(2) 2,800MBH boilers in kind + MU's						●	●			\$372,720
Air Conditioning (Yes/No/Limited)	Limited (split ductless systems) & packaged system for current community second floor.	Replace in kind or other if modified zoning, unit is nearing expected service life of 15 years.	2	END	L	Figure 5 ton units +MU's						●	●			\$38,825
Air Handling Unit Systems	Roof top H&Vs, (1970s vintage). (3) original units, (1) demolished recently. Serves open resource area. (1) 2nd floor community/band side of building.	Poor or failed condition--replace with new H&V units with ERU for ventilation	1	END	S	(3) H & V units w/ERU at 5,000 cfm ea. Add \$/SF for ductwork modifications + MU's						●	●			\$698,850
Air Handling Unit Systems	Indoor ducted H&Vs (1970s vintage) serve areas like the GYM & stage. Pool is served by H&V.	All units are beyond the useful service life. Replace with new H&Vs with ERUs for ventil. Replace pool H & V with dehumidication unit.	1	END	S	(4) 4,000 cfm AHUs H&V w/ERU, \$/SF duct modifications, + MU's						●	●			\$900,740
Pumps	Upgraded/replaced 2012, no VFDs.	Expected service life of 25 years, replace in 20 years w/VFDs	3	ESL	L	(2) 150 gpm pumps s/VFDs. + MU's						●	●			\$54,355
Terminal Unit Systems	Floor mount Unit Vents with OA and pressure relief via GRV or exhaust fans. Many Uvs appear to have been upgraded from original--but are aged.	Convert to fin tube heat and new ERUs ducted ventilation system only.	2	END	L	\$/SF @ 40K SF + MU's						●	●			\$465,900
Terminal Unit Systems	CUHs, some are vintage and some are newer due to small renovation projects over the years.	Replace vintage CUHs with new units.	2	END	L	(10) CUHs + MU's						●	●			\$58,238
Exhaust Systems	Exhaust fans are mostly vintage.	Replace in kind or rework with new ERU ventilation projects	2	END	S	Costs absorbed in ERU AHU systems.						●	●			\$0
Piping System	Piping is aged but appears fair to good condition. Pipe insulation is poor or removed at many locations thru the building.	Hydronic piping system is beyond its useful service life; replace w/insulation	2	ESL	S	\$/SF @ 88K SF + MU's						●	●			\$2,717,750
Automatic Temperature Controls	Mostly vintage pneumatics with some DDC electric upgrades.	Replace pneumatics with DDC electric BAS.	2	END	S	Upgrade DDC system \$/SF + MU's						●	●			\$621,200
Natatorium Systems	H & V units with direct rooftop exhaust (vintage 1970s)	Replace with new dehumidification system with fresh air.	2	END	I or S	(1) 9,000 cfm dehumid.						●	●			\$295,070
ELECTRICAL																
Wiring	(1) 5" primary underground conduit. Current CMP standards require (3) 5" primary conduits for new installations. Service entrance conductors are likely original to the building an, if so, are at the end of their anticipated useful life.	Update secondary service. Update underground primary to current CMP standards in conjunction with secondary service update	2	END	L	Carry Complete service entrance replacement for 88,481 sf						●	●			\$180,614
Equipment	Early 1970's vintage GE switchboard. The switchboard has exceeded its anticipated useful life.	Replace switchboard.	2	END	L	Carry replacing existing switchboard with 1600A 480/277V switchboard						●	●			\$179,216
Distribution System																
Panels	Panels and dry-type distribution transformers in most of the building are early 1970's vintage GE panelboards that have exceeded their anticipated useful life. A 30-kVA transformer and panelboard were added in the boiler room in 2010, and a small addition currently in progress includes new panels and distribution transformers to serve the addition.	Replace 1970's vintage equipment throughout.	2	END	L	Carry complete power distribution system replacement for 88,481 sf						●	●			\$554,576

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Wiring	Building wiring in conduit that has exceeded its anticipated useful life.	Update distribution system wiring throughout in conjunction with distribution system equipment updates.	2	END	L	Carry complete distribution wiring system replacement for 88,481 sf						●	●			\$245,995
Branch Circuits	Some Branch-circuit wiring in crawlspaces is type NM nonmetallic sheathed cable (romex), which would not be permitted by current code for new type I, II, or III construction. Other wiring in the crawlspaces is building wire in conduit. Conduits and cable trays in the crawlspaces are in poor condition due to moisture. Extension cords are in use in many areas due to a lack of appropriately located receptacles. Floor mounted outlets have been disabled and abandoned due to failures.	Update branch-circuit wiring throughout as part of any planned renovations to the facility. Add receptacles and associated branch circuits to eliminate the need for extension cords. Power distribution updates recommended above need to be performed in order to facilitate this work.	2	END	L	Carry complete new branch-circuit wiring system for 88,481 sf						●	●			\$425,988
Site Lighting (type & material)	Utility-owned pole mounted flood fixtures. Some outdoor areas are not illuminated to levels recommended by IES,	Provide full-cutoff LED fixtures to provide outdoor illumination levels as recommended by IES.	2	ESL	L	Carry (3) 20' high LED pole lights						●	●			\$41,931
Exterior Building Lighting	Mixture LED wall packs and HID wall packs.	Replace HID units with LED as they fail	2	END	L	Carry replacing 22 LED wall packs						●	●			\$30,749
Interior Lighting																
Classrooms	Fluorescent surface and recessed lens troffers utilizing T8 lamps	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	END	L	Carry complete interior lighting replacement for 88,481 sf						●	●	●		\$1,756,443
Offices	Fluorescent surface and recessed lens troffers utilizing T8 lamps	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	ESL	L							●	●	●		
Corridors	Various fluorescent fixtures utilizing T8 lamps.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●	●		
Toilets	Fluorescent wraparound fixtures with integral occupancy sensors and utilizing T8 lamps	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●	●		
Mech/Storage	fluorescent strips with T8 lamps in some areas. Boiler room lighting is incandescent.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●	●		
Assembly	Performance lighting consists of (4) 750W incandescent fixtures controlled by dimmers.	Update performance lighting and controls	2	OB	L							●	●	●		
Gym	T8 fluorescent high bays	Update lighting to LED as part of any planned facility renovations.	2	ESL	L						●	●	●			
Data System (& Service)	Overhead fiber optic entrance terminates within an enclosure in a classroom. IDF equipment on second floor is located in an open wall mounted rack that is in a room shared with other program functions. Unused Cat 5 infrastructure is abandoned in place at the second floor IDF and other areas.	Remove old infrastructure that is no longer in use. Provide enclosed cabinets to house infrastructure in shared-use areas.	2	ESL	L	Carry \$10,000 + MU's						●	●			\$23,373
Total Years 6 - 10																
\$13,943,037																

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Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations																	
BUILDING INTERIOR																	
General Notes																	
Wall Finish Materials	Painted GWB and Concrete	Recommend budgeting for repainting all interior walls towards the end of the 20-year plan period	-	-	L	Base on 91,828 GSF \$ sf floor area =\$183,660 + MU's						●	●			\$534,992	
Stairs and Exits																	
Floor & Base Finish Materials	VCT, no base - VCT is failing	Replace all flooring at stairs with new rubber flooring and stair treads/risers	1	OB	L	400 SF assumes 600 total sf including risers @ \$25 = \$15,000 + MU's						●	●			\$43,694	
Kindergarten Classrooms																	
Floor & Base Finish Materials	Broadloom carpet - stained and worn	Replace carpet with carpet tiles	2	END	L	42,000 SF \$6 demo-replace = \$252,000 + MU's						●	●			\$734,058	
Casework and Cubbies	Painted wood with Formica countertops	Replace with new plastic laminate casework and counters with new stainless steel sinks	1	OB	L	(30) units at 12 LF each \$275 lf cabinet & top + \$1,500 sink re-use rough =\$4,800 x 30 =\$144,000 + MU's						●	●			\$419,462	
General Purpose Classrooms																	
Floor & Base Finish Materials	Broadloom carpet - stained and worn	Replace carpet with carpet tiles	2	END	L	42,000 SF \$6 demo-replace = \$252,000 + MU's						●	●			\$734,058	
Casework	Painted wood with Formica countertops	Replace with new plastic laminate casework and counters with new stainless steel sinks	1	OB	L	(30) units at 12 LF each \$275 lf cabinet & top + \$1,500 sink re-use rough =\$4,800 x 30 =\$144,000 + MU's						●	●	●		\$419,462	
Art Classrooms																	
Floor & Base Finish Materials	Broadloom carpet - stained and worn	Replace carpet with carpet tiles	2	END	L	42,000 SF \$6 demo-replace = \$252,000 + MU's						●	●			\$734,058	
Casework	Painted wood with Formica countertops	Replace with new plastic laminate casework and counters with new stainless steel sinks	1	OB	L	(30) units at 12 LF each \$275 lf cabinet & top + \$1,500 sink re-use rough =\$4,800 x 30 =\$144,000 + MU's						●	●	●		\$419,462	
Technology Classroom / Computer Lab																	
Floor & Base Finish Materials	Broadloom carpet - stained and worn	Replace carpet with carpet tiles	2	END	L	800 SF \$6 demo-replace = \$4,800 + MU's						●	●			\$13,984	
Visual Display Surfaces	Chalkboard with applied markerboard finish	Provide new markerboard	2	OB	L	(1) 16-ft markerboard 64 sf \$30 demo-replace = \$1,920 + MU's						●	●	●		\$5,594	
Performing Arts - Music Rooms																	
Floor & Base Finish Materials	Broadloom carpet - stained and worn	Replace carpet with carpet tiles	2	END	L	800 SF \$6 demo-replace= \$4,800 + MU's						●	●			\$13,984	
Natatorium																	
Floor & Base Finish Materials	Ceramic tile pool deck and base - floor is in good condition, but base is failing	Replace ceramic tile base	3/1	ESL	L	285 LF of 4-inch ceramic wall tile base \$15 lf demo-replace = \$4,275 + MU's						●	●			\$12,455	

REICHE ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Door Material (Including Frame & Glazing)	Painted hollow metal doors and frames - corroded	Replace doors and frames with storefront entrances	1	END	L	(3) pairs of storefront entrances, no sidelites or transoms indicated, 6 total leaves \$2,500 demo-replace = \$15,000 + MU's						●	●			\$43,694
Locker Rooms																
Lockers (Material, Vented, ADA)	Painted metal lockers, corroded	Replace lockers	2	END	L	300 full height 12-inch wide lockers \$250 ea = \$75,000 + MU's						●	●			\$218,470
Cafeteria																
Floor & Base Finish Materials	Worn and stained broadloom carpet and ceramic tile	Replace carpet flooring with rubber flooring	2	END	L	3,100 SF \$1.350 demo-replace = \$41,850 + MU's						●	●			\$121,907
Ceiling Finish Materials	Mix of exposed concrete waffle slab and spline type acoustic ceiling tiles	Replace ceiling tiles with new ACT	2	END	L	1,500 SF 2 x 4 assumed \$4.50 =\$6,750 + MU's						●	●			\$19,665
Performing Arts - Stage																
Ceiling Finish Materials	Mix of exposed concrete waffle slab and spline type acoustic ceiling tiles	Replace ceiling tiles with new ACT	2	END	L	700 SF 2 x 4 assumed \$4.50 =\$3,150 + MU's						●	●			\$9,184
Administration Office Area																
Floor & Base Finish Materials	Broadloom carpet (stained and worn) and rubber base	Replace carpet with carpet tiles	1	END	L	3,700 SF \$6 demo-replace = \$22,200 + MU's						●	●			\$64,675
Staff Toilets																
Floor & Base Finish Materials	VCT flooring, ceramic tile base - both in poor condition	Replace with new VCT flooring and rubber base	1	END	L	200 SF total for 4 locations = 800 sf total \$5 demo-replace-new floor & base = \$4,000 + MU's						●	●			\$11,652
Total Years 11 - 15															\$4,574,506	

REICHE ELEMENTARY SCHOOL
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Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations																	
BUILDING EXTERIOR																	
Exterior Wall Cladding																	
Spalling, Staining, Efflorescence	Staining and Efflorescence observed on the north elevation of the Community Center	Clean brick masonry	2	ESL	L	4,700 SF \$1.50 = \$7,050 + MU's						●	●			\$22,987	
Other	It was noted that the exterior wall is not insulated	Recommend further investiagtion and study to add insulation to the interior side of the exterior wall to improve thermal performance of the envelope	-	-	L	Budget for Study					●	●	●			\$15,159	
Exterior Doors (not including Main Entry)																	
Materials	Mix of aluminum storefront entrances and painted hollow metal doors and frames	Remove corrosion from hollow metal frames and doors, prime and repaint	2	ESL	L	(8) pairs of doors and frames (4) single doors and frames = 20 total leaves w/frames \$225 ea = \$4,500 + MU's						●	●			\$14,671	
Lintels	Painted steel at Community Center in fair condition	Remove corrosion from steel lintels, prime and repaint	2	ESL	L	(8) 6-ft lintels (4) 3-ft lintels 60 lf total \$10 = \$600 + MU's						●	●			\$1,960	
Sealants & Expansion Joints																	
Window / Door Perimeter Sealant	Type unknown, but appears to have been recently installed.	Recommend budgeting for resealing towards end of plan period when sealant reaches end of expected service life	3	ESL	L	4,500 LF @ \$3.50 grout reseal = \$15,750 + MU's						●	●			\$51,333	
Building Joint Sealant	Type unknown, but generally in poor condition	Remove existing joint sealant and replace at brick and between concrete panels	2	END	L	400 LF \$5 w/backer rod = \$2,000 + MU's						●	●			\$6,518	
Flashing																	
Material	Mix of lead coated copper and aluminum flashings where top of brick and windows meet concrete spandrels and pre-cast concrete panels. Flashings are generally in poor condition with loose or missing fasteners, separating splice joints, and bent material	Remove and replace flashings along roof edge and at second floor	2	END	L	2,500 LF \$20 lf demo-replace = \$50,000 + Mu's						●	●			\$162,954	
Roof Assembly & Flashing																	
Flat or Sloped Geometry	Flat - areas of ponding observed throughout, especially in spaces between roof top duct enclosures	Replacement of entire roof membrane and pitched roof insulation	2	END	L	55,000 SF \$12 sf demo-memb-prot bd-R38-perim flash 7 trim (re-use blocking) = \$660,000 + MU's						●	●			\$2,150,991	
Decorative Items or Features																	
Types and Locations	Exterior painted metal handrails and guardrails require repainting	Remove corrosion and prime and repaint exterior handrails and guardrails	2	ESL	L	60 LF \$10 = \$600 + MU's, assumes lf given is actual rail lf count regardless of rail configuration Assume 60 LF assembly that includes top rail and mid rail						●	●			\$4,569	
															Total Years 16 -20	\$2,431,142	

RIVERTON ELEMENTARY SCHOOL
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Year 0 (Fiscal Year 2017) - Immediate Recommendations																
SITE																
Vehicular Drop-Off & Pick-Up Areas																
Car & Bus Separations	Good Separation, Parent Drop-off area needs attention (Principal noted parental confrontations at pick up area)	Signage needed at parent drop off area. Consider reconfiguring. Parking enforcement needed.	2	ESL	I	5 signs @\$125							●			\$940
Total Year 0																\$940

RIVERTON ELEMENTARY SCHOOL
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Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations																	
SITE																	
Parking																	
Number of Spaces (Regular & ADA)	ADA - 3 @ Riverton Loop (does not have stripped isle), 3 @ Community Center (no signs with aisle)	Restripe spaces at front loop. Install/replace signs such that each ADA space is signed.			S	3 signs @\$125 150LF @ \$1				●			●			\$985	
Vehicular & Pedestrian Circulation																	
Curb Cuts & Detectable Warning Strips	None	Install detectible warning panels. Curb cut needed at bus loop.	0	OB	S	2 ea-40sf@\$60				●						\$9,005	
Pedestrian Ramp Location & Materials	Bus loop not ADA compliant, poor at drop off, Poor ADA access to Basketball court and lower baseball diamond	Ramp needed at bus loop. Improve sidewalk and reduce grades for ADA access to athletic fields.	0	OB	S	1 ramp. 20s.f.@\$60				●						\$2,251	
Service Area																	
Loading Dock or Leveler	Dock route goes through parking, evidence of children's play area on access route pavement (hopscotch etc.)	Further investigation: Reroute loading access around opposite side of school from playground or restrict child access within loading access drive. Adjust delivery schedule outside school hours	2	ESL	S	Budget for study		●								\$8,726	
Site Topography																	
Characteristics	Play areas level, landscaping hills throughout (possible security issue, recommended 2-ft max height)	The landscape hills should be reduced to a maximum height of 2' as the provide cover for an active shooter.	2	ESL	S	27,000 s.f.@\$2.5	●									\$126,628	
Courtyards & Exterior Gathering Spaces																	
Locations, Materials and Characteristics	Cracking with grass observed at tennis courts. Direct wear path at stairs at Community Center.	Repair cracking at tennis courts. Recommend continuation of retaining wall	2	ESL	S	wall: 160lf@\$40		●								\$12,006	
STRUCTURAL																	
Foundations / Drainage	Frost protected, shallow foundations.	Inadequate frost protection at exterior building corner at gymnasium. Re-grade this area to provide adequate frost cover.	2	END	S	One location at bldg corner, \$1,500 allowance + MU's						●	●			\$2,817	
Exterior Wall Construction	Brick veneer tied to CMU walls.	Brick bearing cracks at long span lintels (greater than 25 feet) should be repaired.	2	END	S	4 lintels & 8 bearing, \$500 ea = \$4,000 + MU's						●	●			\$7,504	

RIVERTON ELEMENTARY SCHOOL
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Exterior Wall Construction		Replace corroded lintels	2	END	S	Approx. 120 LF of steel lintel needs replacement, assume 2 ea 4" x 4" back to back angels = 1 lintel for 8" wide block @ 6#/lf for 4" x 4" = 12#/lf for the set = \$2,880 galv lintel material + 120 mason hours @ \$45 = \$8,280 + MU's. Remove and replace approx 80 SF brick (300 x 3 brick courses), \$25 sf demo & replace re-using salvaged brick = \$2,000 + MU's. Provide for required flashing, 120 lf @ \$15 = \$1,800 + MU's. Refinish and repaint 75 LF of steel lintel, \$20 lf to scrape rust-prep-repaint = \$1,500 + MU's.										\$30,882
BUILDING EXTERIOR																
Exterior Stairs and Ladders																
Locations and Materials	Roof ladders provide adequate access to all roof areas. Exterior stair at loading dock is non compliant. Concrete stair is less than 3' wide. Rails are non compliant.	Remove existing concrete stair. Replace with new concrete stair.	0	OB	S	Remove existing concrete stair, (15 SF) 6 risers. Replace with new concrete stair, 4' wide (20 SF) 6 risers. Provide 14 LF new compliant handrails and guardrails. Demo existing stair & foundation + new stair foundation w/dig & bf + stairs and landing and handrails = \$7,500 + MU's										\$14,073
BUILDING INTERIOR																
General Notes																
Non-ADA compliant door hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware.	0	OB	S	Replace approx. 80 knobs with code compliant hardware. @ \$500 includes leaf rework to accept hardware = \$40,000 + MU's										\$75,039

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Single-use student bathrooms	Existing bathroom configurations are not ADA accessible. Rooms are too small.	Recommend renovating all single-use bathrooms for ADA accessibility.	0	OB	S	Complete single-user bathroom renovation, (45 SF/bathroom, 14 bathrooms) convert 14 existing bathrooms into 7 larger ADA compliant bathrooms, replacing all finishes and fixtures. Approx. 650 SF bathroom renovation. \$7,500 per bathroom to enlarge = \$105,000 + MU's; Complete renovation of existing storage space into new ADA compliant bathrooms. Approx 550 SF of renovation converting 6 storage spaces into single-use bathrooms. @ \$10,000 per bathroom = \$60,000 + MU's; Renovation includes the removal of 60 LF 4" block wall, construction of 60 LF block 8" wall interior partitions to underside of roof deck. Includes the removal of 20 existing doors, replacement with 13 new 3' wood veneer doors with HM frames.				●						\$309,537
Corridors																
Drinking Fountains	Only 1 drinking fountain in new community center building lobby. Fountain is not located in alcove, and does not have cane detection device.	Verify bottom if leading edge of fountain is exactly 27" A.F.F. If higher, provide painted round metal cane detection devices to either side of the drinking fountain to meet ADA requirements.	0-3	OB-ESL	S	(2) painted round metal cane detection devices. @ \$250 ea = \$500 + MU's				●						\$941
Interior Signage																
Materials	Plastic signage.	Provide consistent code compliant signage throughout the entire building	0	OB	S	Provide ADA compliant room signage for approx 175 spaces. @ \$75 = \$13,125 + MU's			●	●						\$24,625
At Code Required Locations?	Typically, signage in original building is not at code required locations. Signs are mounted at the wrong height, on the door, or missing entirely. Second exit signs are missing above the exterior egress doors in most vestibules.	Recommend providing consistent code compliant signage throughout the entire building.	0	OB	S	Provide approx. 8 illuminated exit signs to be mounted above vestibule egress doors. b@ \$1,000 includes new wiring = \$8,000 + MU's			●	●						\$15,008
General Purpose Classrooms																

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Casework	Wood veneer casework. Typically, casework is in poor condition. Showing considerable denting, scratching, and discoloration.	Recommend replacing aging wood veneer casework with more resilient plastic laminate casework with resilient edge banding.	2	END	S	Provide the following in each room (total of 24 rooms). (2) 48" wide tall cabinet units with adjustable shelves and lockable doors.\$750 ea = \$18,000 + MU's; (4) 36" wide wall cabinets with adjustable shelves and lockable doors. 288 lf @ \$125 demo & replace =\$36,000 + MU's; (4) 36" wide base cabinets with adjustable shelves and lockable doors. 288 lf wplam top @ \$275 demo & replace =\$79,200 + MU's = = = TOTALS \$133,200 + MU's						●	●			\$249,886
Sinks (ADA compliance)	Non ADA sinks in most of the classrooms. Stainless steel sink mounted in plastic laminate counter top.	Recommend replacing all existing sinks with ADA compliant sinks and new casework	0	OB	S	(Total of 24) 24" deep x 60" long plastic laminate counter with resilient edge banding, knee clearance below counter, and stainless steel sink with faucet. 120 lf solid surface top @ \$135 w/demo =\$16,200 + MU's; 24 new sinks @ \$1,500 re-use exist rough = \$36,000 + MU's = = = TOTALS \$52,200 + M U's				●						\$97,931
Art Classrooms																
Casework	Wood veneer casework. Typically, casework is in poor condition. Showing considerable denting, scratching, and discoloration. Wood flat storage/shelving units, showing considerable denting, scratching, and discoloration.	Recommend replacing aging wood veneer casework with more resilient plastic laminate casework with resilient edge banding. Replace wood flat storage/shelving units with more resilient plastic laminate shelving.	2	END	S	Provide (4) 48" wide tall cabinet units with adjustable shelves and lockable doors. @ \$750 = \$3,000 + MU's; (12) 36" wide wall cabinets with adjustable shelves and lockable doors. 36 lf @ \$125 w/demo = \$4,500 + MU's; (12) 36" wide base cabinets with adjustable shelves and lockable doors. 36 lf plam top cabinet @ \$275 w/demo = \$9,900; (4) 4' wide, 7' tall flat storage/shelving units with open front, adjustable shelves \$600 ea = \$2,400 + MU's = = = TOTALS \$19,800 + MU's						●	●	●		\$37,146

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Sinks (ADA compliance)	Two non-ADA sinks in the art room. Stainless steel sink mounted in plastic laminate counter top, base cabinet casework.	Replace 5' x 10' base cabinet casework, replace with new casework with counter mounted ADA sinks.	0	OB	S	Remove existing base cabinet casework, replace with new more resilient plastic laminate casework with resilient edge banding, and two new counter mounted ADA sinks (5' x 10' island); 10 lf @ \$400 = \$4,000 + MUs + \$4,500 sinks and roughs @ \$2,250 ea = == TOTALS \$8,500 + MUs				●						\$15,949
Kilns	Kiln (enclosed by closely abutting furniture).	Remove abutting furniture. Provide a rated, ventilated, and accessible room to keep the kiln in as part of future renovations.	0	OB	S	80 square feet of interior renovation to provide a room constructed of gyp partitions up to roof deck, single wood veneer 36"x84" door, 2x4 ACT ceilings, and VCT flooring. \$6,750 + MU's + \$2,500 to relocate kiln-hood-exhaust-fan thru roof = \$9,250 + MU's		●								\$17,358
Performing Arts - Stage																
Stage Accessibility	Stage is accessible. Ramp provided at rear of stage (near main lobby). Carpet floor finish on ramp is heavily worn. Railings do not have proper ADA extensions.	Remove ramp carpet, replace with new carpet tile. Remove existing non complaint handrail, replace with new compliant handrail.			S	Remove 250 SF ramp carpet, replace with equivalent SF new carpet tile. @ \$6 sf demo & replace & new base = \$1,500 + MU's; Remove existing handrail, replace with new compliant handrail, approx. 85 LF. Single line pipe wall rail assumed @ \$25 demo & replace = \$2,125 + MU's Assume 50LF new floor mounted hand and guardrail w/ 4" verticals.			●	●						\$6,806
Gymnasium																
Wall Pads	Wall pads provided for main court hoops. 1 section of wall pad damaged under main hoop. Pads missing under 2 practice hoops.	Replace torn wall pad. Install new wall pads under practice hoops.	0	OB	S	Replace (1) 3' x 5' wall pad. Install approx. 30 LF of 5' high new wall pads under two hoops. \$10 sf for 150 sf new wallpads = \$1,500 + MU's		●								\$2,817
Cafetorium																
Drinking Fountains	ADA compliant drinking fountain provided.	Verify bottom if leading edge of fountain is exactly 27" A.F.F. If higher, provide painted round metal cane detection devices to either side of the drinking fountain to meet ADA requirements.	0-3	OB-ESL	S	(2) painted round metal cane detection devices. @ \$250 = \$500 + MU's				●						\$941
Kitchen and Servery	(See Food Service Below)															

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Kitchen Bathroom	Poor access (only through office). Much too small for ADA compliance.	Renovate 100 SF area of office and bathroom to accommodate better bathroom access and ADA compliance.	0	OB	S	100 SF complete single-user bathroom renovation. Move & rebuild 20 LF block walls, provide new plumbing fixtures, all new finishes. \$12,000 + MU's				●						\$22,512
Teacher Workroom and Staff Areas																
Casework	Wood veneer casework. Typically, casework is in poor condition. Showing considerable denting, scratching, and discoloration.	Recommend replacing aging wood veneer casework with more resilient plastic laminate casework with resilient edge banding.	2	END	S	Provide the following in each room (total of 3 rooms). (1) 48" wide tall cabinet units with adjustable shelves and lockable doors. \$750 ea = \$2,250 + MU's; (3) 36" wide wall cabinets with adjustable shelves and lockable doors. 27 lf @ \$125 demo & replace = \$3,375 + MU's; (3) 36" wide base cabinets with adjustable shelves and lockable doors. 27 lf @ \$275 demo & replace = \$7,425 + MU's == = TOTALS \$13,050 + MU's						●	●			\$24,487
Sinks (ADA compliance)	Non ADA sinks in most of the staff rooms. Stainless steel sink mounted in plastic laminate counter top.	Recommend replacing all existing sinks with ADA compliant sinks and new casework	0	OB	S	(Total of 3) 24" deep x 60" long plastic laminate counter with resilient edge banding, knee clearance below counter, and stainless steel sink with faucet. 15 lf @ \$90 demo & replace = \$1,350 + MUs + \$4,500 sinks @ \$1,500 per sink +MUs == = TOTALS \$5,850 + MUs				●						\$10,975
Administration Office Area																
Single-user bathrooms	Two single-user bathrooms lack grab bars.	Install 2 sets of grab bars.			S	(2) full sets of toilet grab bars for ADA compliant bathroom. \$500 includes new blocking & patch = \$1,000 + MU's				●						\$1,876
Student Toilet Rooms (multiple-user)																
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	ADA compliant toilet stall provided in each locker room. However, grab bars are missing.	Provide (2) sets of toilet grab bars	0	OB	S	(2) full sets of toilet grab bars for ADA compliant bathroom. \$500 includes new blocking & patch = \$1,000 + MU's				●						\$1,876

RIVERTON ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Door Widths and Clearances	Doors are too narrow, clearance not provided.	Remove and replace existing doors with 36" new wide doors. Reconfigure entry to eliminate privacy issues, and provide proper door clearance.	0	OB	S	Remove (2) existing 30" HM doors and frames. Install (2) new 36" wood veneer doors and HM frames. Reconfigure wing wall and entry walls to eliminate privacy issues and provide proper ADA door clearance (approx. 150 SF complete renovation). Allow \$2,000 per leaf demo & replace & new lockset & closer & reframe door opening & wing wall adjsts = \$4,000 + MU's				●						\$7,504
Staff Toilets																
Door Widths and Clearances	Clearance not provided at door.	Remove and replace existing doors with new wood veneer doors. Reconfigure entry to eliminate privacy issues, and provide proper door clearance.	0	OB	S	Remove (2) existing 30" HM doors and frames. Install (2) new 36" wood veneer doors and HM frames. Reconfigure wing wall and entry walls to eliminate privacy issues and provide proper ADA door clearance (approx. 150 SF complete renovation). Allow \$2,000 per leaf demo & replace & new lockset & closer & reframe door opening & wing wall adjsts = \$4,000 + MU's				●						\$7,504
Portland Public Library Branch																
Casework	Wood veneer casework. Typically, casework is in poor condition. Showing considerable denting, scratching, and discoloration.	Recommend replacing aging wood veneer casework with more resilient plastic laminate casework with resilient edge banding.	2	END	S	(3) 36" wide wall cabinets with adjustable shelves and lockable doors. 9 lf @ \$125 demo & replace =\$1,125 + MU's; (3) 36" wide base cabinets with adjustable shelves and lockable doors. 9 lf @ \$275 demo & replace =\$2,475 + MU's == TOTAL \$3,600 + MU's						●	●			\$6,756
Sinks (ADA compliance)	Stainless steel sink mounted in plastic laminate counter top.	Replace existing sink with ADA compliant sinks and new casework	0	OB	S	(1) 24" deep x 36" long plastic laminate counter with resilient edge banding, knee clearance below counter, and stainless steel sink with faucet. \$90lf top demo & replace + \$1,500 sink demo & replace & re-use exist rough = \$1,770 + MU's				●						\$3,322

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Single-user bathroom	Bathroom is too small for ADA clearance. Finishes have reached the end of their expected service life	Renovate bathroom space.	0	OB	S	Complete renovation approx. 100 SF existing single-user bathroom. All new finishes and fixtures. Demolish 6' LF block wall, rebuild wall. \$12,000 + MU's				●						\$22,512
Stairs	Stairs have carpet flooring. Railings are non compliant.	Remove existing handrails. Replace with complaint handrails.			S	Remove existing handrails, install approx 18 LF new ADA compliant handrails, guardrails. Provide for single line pipe wall mounted.				●						\$1,016
SECURITY																
Security Camera System	N/A	Provide web-based security camera system with DVR			S	Assume 32 cameras	●									\$35,899
Total Years 1 - 5																\$1,215,099

RIVERTON ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

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Category	Description and General Comments	Recommended Action	See Legend			Quantity Info	Evaluation Criteria										* Opinion of Probable Cost
			Cond. Level	Life Cycle	Action Priority		Security	Health & Safety	Code Compliance	ADA/ Accessibility	Sustain - Ability	Extending Bldg. Life	Operation & Maintenance	Impact on Learn. Env.	Aesthetics & Appearance		
Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations																	
Site																	
Parking																	
Paving Materials	Bituminous - Poor	Overlay needed.	2	ESL	L	10,100 sf@\$1.25							●			\$29,507	
Vehicular & Pedestrian Circulation																	
Traffic Markings & Traffic Signage	Signs faded and tipping.	Replace faded signs. No parking signs needed along access driveway	2	ESL	L	9ea @\$125							●			\$2,629	
Walkway Materials	Sloped curb at sidewalk, 7" drop off sidewalk at north of building.	Adjust grades at sidewalk around north side of building.	2	ESL	L	Sidewalk: 10,000sf@\$3 Curb: 310lf@\$5							●			\$73,740	
Service Area																	
Paving Materials	Bituminous with concrete dock - poor.	Replace concrete.	2	ESL	L	200s.f. @\$14							●			\$6,544	
Trash & Recycling Containers (# & Size), Trash Compactor (size)	2-10 yd solid, 1-6yd recycle, no screening	Install screening.	2	ESL	L	15' x 25' exclusive screened area w/8" concrete on 12" gravel & gate & bollards, \$9,000 + MU's									●	\$21,035	
Fencing																	
Locations & Materials	Chain link fencing at baseball diamond adjacent to tennis courts failing (dilapidated bleachers in this area to be removed)	Replace fencing at rear baseball diamond. Remove bleachers.	2	ESL	L	Fence: 450lf@\$50 Bleacher: 2 @ \$500							●			\$54,925	
Site Furniture & Accessories																	
Types, Locations, Materials	Front of school: granite benches good, no trash cans Community Center: granite benches good (1 tipped backwards), wood benches at rear in need of repair, 1 trash/recycle	Place trash and recycle receptacles near school entrance. Repair tipped bench. Replace/repair wood benches.			L	\$2,500 allowance + MU's							●			\$5,847	
Site Drainage																	
Ponding	Ponding in corner of basketball court	Install catch basin or regrade to eliminate ponding.	2	ESL	L	\$2,500 + MU's catch basin w/dig & bf; distance to tie into existing storm unknown possible dry well							●			\$15,530	
Catch Basins	Basin at drop off loop has filter fabric.	Remove filter fabric and replace with insert similar to Scarborough HS Basin needed at lower east corner of parking	2	EST	L	1 @\$500 1 basin @\$1500							●			\$4,675	
MECHANICAL																	
Air Conditioning (Yes/No/Limited)	Yes-- (package 20 ton roof top-community), other package roof top units (ACU-1 thru 3) and RTU-1. Indoor AHUs have chilled water cooling. Mscl split AC units.	Units are 2001 to 2014 mfg dates, useful service life of 20 years. Replace systems in kind over next 10 - 15 years.	3	ESL	S & L	Figure allowance (10 RTUs) at 25K/unit +MU's							●	●		\$590,140	
Cooling Plant	Vintage chiller with indoor condenser AHU.	Beyond service life. Replace with 40 ton air cooled chiller	1	END	S	(1) 50 ton air cooled							●	●		\$279,540	

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Air Handling Unit Systems	Most indoor AHUs cooling replaced vintage AHUS between 2003-2006 (boiler room mezzanine). Remaining indoor AHUS with cooling are vintage mfg.Penthouse H&V units replaced vintage between 2006-8.	Existing vintage AHUS with cooling are beyond service life and should be replaced with new units. (AHU-6, 7 & 8)??	2	END	S	(4) AHUs (5,000 cfm) w/HW & CHw coils.						●	●			\$543,550
Pumps	(1) HW pump recently replaced. Other CHW and HW pumps are aged.	Add new 2nd matched heating pump for lead/lag operation. Replace CHW pumps for lead/lag operation--replace with chiller.	2	END	I	Add (1) CHW pump w/Lead/lag						●	●			\$38,825
Terminal Unit Systems	Some vintage fintube and CUH heating, other has been upgraded with the 2006 renovations and AHU-VAV replacement.	Vintage units are beyond service life. 2006 renovation unit have an expected service life of 20 years (10 years left)	2	ESL	L	\$/SF @ 50K SF						●	●			\$582,375
Exhaust Systems	Most exhaust fan units were replaced with the 2006-8 HVAC renovation projects. Some vintage fans remain in service.	Vintage exhaust fans remaining in service are beyond useful service life and should be replace in kind.	2	END	S	Replace fans in kind. Figure (10) units.						●	●			\$93,180
Piping System	A good portion of the existing HW piping has been modified and replaced during the 2006-8 HVAC renovations upgrade. CHW piping is mainly limited to the boiler room mezzanine	Remaining vintage HVAC piping should be inspected and replaced where beyond service life. CHW piping can be replaced as needed at time of chiller replacement.	3	ESL	I	\$/SF @ 40K SF						●	●			\$1,320,050
Automatic Temperature Controls	Pneumatic vintage and DDC electronic. Many pneumatic actuators have been replaced over the years. DDC replaced pneumatic controls with HVAC equipment during the 2006-8 renovations.	Vintage pneumatics remaining are beyond the useful service life and should be replaced. Replace complete pneumatic controls at time of remaining Indoor AHU and Chiller replacement.	2	END	I or S	55,000 gsf suggest \$3 sf new controls = \$165,000 + MU's						●	●			\$385,649
Natatorium Systems	Pool dehumidfyer with OA unit, est. mfg 2004. Continuous operating issues & odors.	service life estimate 15 years -- replace	3	ESL	S	(1) 9,000 cfm dehumid.						●	●			\$310,600
ELECTRICAL																
Distribution System																
Panels	Most panels are 2001 vintage or newer and are a mixture of Siemens panelboards installed during renovations and expansions that occurred between 2001 and 2007, and Square D panelboards that were recently installed to replace old original FPE panelboards. A 1976 vintage FPE fusible-switch type 208/120 volt panelboard and transformer remain in the main electric room, as well as a 1976 vintage transformer and circuit breaker panelboard located in the Mechanical Mezzanine. It was noted that two panels are located in a custodial closet and, as such, do not have adequate clear working clearance in front of them.	Replace 1976 vintage panelboards and transformers. Relocate custodial items from closet near gym to provide clear space in front of panels.	2	END	L	Carry Power distribution replacement for20% of 104,100 sf						●	●			\$130,297
Motor Controls	Two 1976 vintage FPE motor control centers are located in the Mechanical Mezzanine. These have exceeded their anticipated useful life.	Replace motor control centers.	1	OB	L	Carry \$22,000 + MU's						●	●			\$51,420

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Wiring	Building wire in conduit. The wiring to 1976 vintage panelboards, transformers, and motor control centers has exceeded its anticipated useful life.	Update wiring in conjunction with equipment updates.	2	END	L	Carry power distribution wiring system replacement for 10% of 140,100 sf						●	●			\$28,886
Branch Circuits	Based on what can be seen in a visual inspections, branch circuits are a mixture of building wire in conduit and MC cable. Some abandoned temporary lighting and wiring was observed at an open ceiling in an IDF closet.	Remove abandoned temporary lighting and wiring.	2	ESL	L	Carry \$2,000 + MU's						●	●			\$4,675
Site Lighting (type & material)	Utility-owned pole mounted flood fixtures. Some outdoor areas are not illuminated to levels recommended by IES,	Provide full-cutoff LED fixtures to provide outdoor illumination levels as recommended by IES.	2	ESL	L	Carry (6) 20' high LED pole lights						●	●			\$83,862
Exterior Building Lighting	Mixture LED wall packs and HID wall packs.	Replace HID units with LED as they fail	2	END	L	Carry replacement of (27) LED wall packs						●	●			\$37,738
Interior Lighting																
Classrooms	Mix of recessed grid troffers and parabolics utilizing T8 fluorescent lamps.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L	Carry complete interior lighting replacement for 104,100 sf						●	●	●		\$2,068,596
Offices	Mix of recessed grid troffers and parabolics utilizing T8 fluorescent lamps.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●	●		
Corridors	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●	●		
Toilets	Various fluorescent fixtures utilizing T8 lamps.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●	●		
Mech/Storage	fluorescent strips with T8 lamps in some areas. Some mechanical room lighting is incandescent.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●	●		
Assembly	Mix of incandescent downlights and recessed T8 fluorescent fixtures with parabolic diffusers.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●	●		
Gym	T8 fluorescent high bays	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●	●		
Data System (& Service)	Cable plant has been updated to Category 6, but the old cables and infrastructure were abandoned in place.	Remove abandoned cables and infrastructure	2	ESL	L	Carry \$3000 + MU's						●	●			\$7,012
Total Years 6 - 10																\$6,770,825

RIVERTON ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
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4 - Excellent - New		

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Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations																	
BUILDING INTERIOR																	
Main Entrance																	
Floor & Base Finish Materials	Main Entry - 6" x 6" ceramic tile floor and tile base. Some tiles are broken, missing. First Grade Entry - VCT tile floor, new. Community Center Entry - 6" x 6" ceramic tile floor and tile base. In good condition.	Replace broken and missing tiles.	2	ESL	L	Replace approx. 4 SF of broken, missing ceramic tile. @ \$35 patch = \$140 + MU's							●	●		\$416	
Entrance Mats	Main Entry - Recessed, aggressive grade walk-off mat provided in main entry vestibule. Medium grade walk-off provided in sequence after. No mild-grade walk-off mat provided inside school lobby. First Grade Entry - Proper walk-off sequence provided. Community Center Entry - Proper walk-off sequence provided.	Main entry - provide mild-grade walk off mat in school lobby.	2	ESL	L	Install approx. 200 SF mild-grade walk-off at main entry. @ \$20 sf = \$4,000 + MU's							●	●		\$11,652	
Corridors																	
Floor & Base Finish Materials	VCT with rubber base, in good condition. Ceramic tile, ceramic base, in good condition. Carpet with rubber base, in fair condition.	Carpet is beginning to show its age, wear and tear. Consider replacing with carpet tile within the next 10 years.	2	END	L	Remove 3,700 SF existing carpet. Replace with equivalent SF of carpet tile. @ \$6 w/demo & replace = \$22,200 + MU's							●	●		\$64,675	
Wall Projecting Objects	In main entry lobby, wall-mounted defibrillator protrudes further than 4" off wall, and is below 80" in height. Wall-mounted donation bucket has the same issue.	Provide new recessed or semi-recessed defibrillator wall cabinet. Install cabinet in existing wall. Replace donation bucket with slimmer vessel.	0	OB	L	Provide 1 new recessed or semi-recessed defibrillator wall cabinet. Remove approx. 4 SF of existing brick to mount new cabinet. Refinish wall. 1 new donation bucket, 4" or less in protrusion profile. Allow \$1,500 + MU's							●	●		\$4,374	
Secondary Exits (no stairs)																	
Floor & Base Finish Materials	Typically exposed concrete floors, no base. Concrete floors showing signs of deterioration, staining. Loose walk-off mats sometimes provided.	Recommend providing consistent walk-off sequence at secondary entries. Provide aggressive grade walk-off material at all secondary entries to protect floor finishes inside.	2	END	L	Approx. 400 SF new aggressive grade walk-off flooring. @ \$1750 recycled rubber tire matts = \$7,000 + MU's							●	●		\$20,390	
Door Material (Including Frame & Glazing)	Painted HM door and frame. No lite. Paint on some secondary entry doors are faded, chipping.	Refinish, repaint all secondary entry vestibule doors.	2	ESL	L	Approx. 2 double HM door systems (10' x 10' system including transom and sidelites, 3' doors) to be refinished, repainted. 55 lf ea frame run @ \$7.50 = \$415 + \$125 ea leaf = \$665 ea set x 2 = \$1,330 + MU's							●	●		\$3,881	
General Purpose Classrooms																	

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Floor & Base Finish Materials	Most general purpose classrooms have carpet floors. There are no glaring deficiencies with the finish, however staining and tears indicate that the carpet will be nearing the end of its life soon. Rubber base is dented and scuffed, peeling away from walls in areas.	Replace classroom floor finishes and base within the next 10 years.	2	END	L	Remove approx. 26,000 SF existing carpet & remove, replace approx. 3,700 LF rubber base., replace with equal SF of new carpet tile. @w/demo & replace & new base = \$156,000 + MU's						●	●			\$454,417
Wall Finish Materials	Primary perimeter walls for each classroom node are painted CMU block walls. Dividing walls between classrooms are folding operable walls, extending to ceiling. These operable walls haven't been opened in decades. Some have base cabinets against them, others have been plastered with tackboard and posters.	Remove folding operable walls dividing classrooms with full height GWB partitions.	0	OB	L	Remove approx. 750 LF folding operable walls dividing classrooms. Replace these with equal LF of full height GWB partitions, 6" stud, GWB on either side, acoustically rated, extending to underside of roof deck. 750 sf operable wall demo @ \$5 = \$3,750 + MU's; 900 sf allowance new studs & acoustic insulation & paint = \$9,000 + MU's = TOTALS \$12,750 + MU's						●	●			\$37,142
Ceiling Finish Materials	2x4 ACT. Generally, tiles are beginning to sag and become discolored. There are isolated areas of cracking and failing tiles, as well as discoloration from dripping water above.	Replace ceiling tiles as part of building-wide ceiling replacement. Consider a 10 year item.	2	END	L	Remove approx. 26,000 SF existing ACT, replace with equal SF of new ACT. New grid assumed, 2 x 4 square edge assumed @ \$4.50 demo & replace = \$117,000 + MU's						●	●			\$340,813
Visual Display Surfaces	Tackboards, whiteboards, chalkboards.	Remove and replace all chalkboards with whiteboards.	0	OB	L	Remove approx. 100 SF chalkboard/classroom (2,400 SF total). Replace with equal SF of whiteboard. @ \$25 demo & replace = \$60,000 + MU's						●	●	●		\$174,776
Art Classrooms																

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Wall Finish Materials	Brick, in good condition. Tackable canvas panel on masonry wall, paint is beginning to fade and chip, material is deteriorating. Temporary part height GWB walls.	Remove canvas panel along masonry wall. Replace part-height walls with full height GWB partitions. Provide dividing wall between corridor and art room.	2	END	L	Remove and replace approx. 1000 SF of existing tackable canvas panel with new tackable fabric wrapped wall panel. @ \$20 w/demo & replace = \$20,000 + MU's; Remove approx. 100 LF part-height wall x 4' ht assumed @ \$4 = \$1,600 + MU's; Replace these with equal LF of full height GWB partitions 12' ht assumed = 1,200 sf new 6" stud, GWB on either side, acoustically rated, extending to underside of roof deck + painted @ \$10 sf = \$12,000 + MU's; . Provide 7 LF of full height GWB partition between corridor and art room, 6" stud, GWB on either side, acoustically rated, extending to underside of roof deck. 100 sf @ \$10 sf painted = \$1,200 + MU's Assume 8' ht. (existing) 12' OK										\$101,372
Door Material (Including Frame & Glazing)	There is no main art room door, open to corridor. Doors to storage room are wood veneer, no glazing, with wood frame. Showing heavy wear and tear.	Provide new door in new GWB wall framed between corridor and art room. Replace 3 existing doors with new doors.	2	END	L	Provide 1 (3' x 7') wood veneer door, HM frame in new GWB wall framed between corridor and art room, length of art open to corridor not know, assume 25' = \$4,650 partition & door + MU's; Remove (3) existing wood doors/frames with partial height wall removal. Replace with (3) new (3' x 7') wood veneer doors with HM frames. \$1.500 ea door demo & replace = \$4,500 + MU's										\$26,662
Technology Classrooms																
Floor & Base Finish Materials	Carpet floor, rubber base. In fair condition.	Replace floors if corridor (and therefore main library) carpet is replaced.	3	ESL	L	Replace approx. 400 SF carpet with equivalent SF of carpet tile. @ \$6 demo & replace & new base = \$2,400 + MU's										\$6,997
Special Education Classrooms (Large Learning Center)																
Floor & Base Finish Materials	Carpet floor, rubber base. Carpet is heavily stained throughout. Base is damaged, peeling away from wall.	Replace existing carpet with new carpet tile.	2	END	L	Replace approx. 1,800 SF carpet with equivalent SF of carpet tile. @ \$6 demo & replace & new base = \$10,800 + MU's										\$31,462

RIVERTON ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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			SEE LEGEND			EVALUATION CRITERIA										* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Wall Finish Materials	Painted CMU, in good condition. Painted GWB - a few areas where wall was patched and not repainted. Wall panels over CMU walls are heavily damaged, dented. Canvas surface peeling away.	Patch and repaint GWB walls. Remove existing wall panels. Expose and refinish CMU walls behind.			L	Patch and repaint approx. 400 SF GWB partition. @ \$5 sf = \$2,000 + MU's Remove approx. 350 SF wall panel. Repaint same SF CMU behind. \$2.75 sf remove panel 7 paint cmu = \$965 + MU's						●	●			\$8,642
Door Material (Including Frame & Glazing)	Painted HM doors and frames, narrow lite with safety glazing. Both sets of main doors are showing heavy wear and tear. Wood veneer doors with HM frame providing access to side rooms, in fair condition.	Remove and replace (2) sets of double doors into learning center room.	2	END	L	Remove (2) existing double doors, replace with (2) new wood veneer double doors with HM frame. Provide new closers. \$1,550 ea set w/new lockset & closer & demo = \$6,200 + MU's						●	●			\$18,068
Performing Arts - Stage																
Floor & Base Finish Materials	Wood floor, vented steel base. In fair condition, but showing signs of wear and tear, denting, chipping.	Replace wood stage floor within the next 10 years. Replace vented steel base with new vented rubber base.	2	END	L	Remove approx. 700 SF wood flooring, replace with equal SF new wood flooring., \$15 demo & replace, assumes furred new floor = \$10,500 + MU's; Remove 150 LF steel base, replace with equal LF new vented rubber base. \$10 demo & replace = \$1,500 + MU's						●	●			\$34,955
Performing Arts - Stage																
Door Material (Including Frame & Glazing)	Painted HM doors and frames, no lite. Both stage doors are showing heavy wear and tear.	Remove and replace (2) sets of single doors into stage.	2	END	L	Remove (2) existing single (3') doors, replace with (2) new wood veneer single (3') doors with HM frame. Provide new closers. \$1,550 ea set demo & replace & new lockset & closer = \$3,100 + MU's						●	●			\$9,039
Performing Arts - Music Rooms																
Floor & Base Finish Materials	Carpet floor, rubber base. Carpet is heavily stained throughout. Base is damaged, peeling away from wall.	Replace existing carpet with new carpet tile.	2	END	L	Replace approx. 1,100 SF carpet with equivalent SF of new carpet tile. @ \$6 demo & replace & new base = \$6,600 + MU's						●	●			\$19,229
Casework	Wood laminate wardrobe. Showing damage from scratching and removed hardware. Delamination at base.	Remove and replace wardrobe.	2	END	L	Provide (1) 48" wide tall cabinet unit with adjustable shelves and lockable doors. \$750 + MU's						●	●			\$2,187

RIVERTON ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Visual Display Surfaces	Tackboards, chalkboards.	Remove and replace chalkboards with whiteboards.	0	OB	L	Remove approx. 40 SF (2 boards) existing chalkboard, replace with equal SF (2 boards) whiteboard. @ \$25 demo & replace = \$1,000 + MU's						●	●	●		\$2,913
Door Material (Including Frame & Glazing)	Painted HM doors and frames, narrow lite with safety glazing. Both sets of main doors are showing heavy wear and tear.	Remove and replace (2) sets of double doors into music room.	2	END	L	Remove (2) existing double doors, replace with (2) new wood veneer double doors with HM frame. Provide new closers. @ \$1,550 leaf demo & replace & new lockset & closer = \$6,200 + MU's						●	●			\$18,068
Library / Media Center																
Floor & Base Finish Materials	Carpet floor, rubber base. In fair condition.	Replace floors if corridor carpet is replaced.	3	ESL	L	Replace approx. 5,300 SF carpet with equivalent SF of carpet tile. @ \$6 demo & replace & new base = \$31,800 + MU's						●	●			\$92,633
Wall Finish Materials	Brick veneer, in good condition. Partial-height GWB walls for separate reading areas.	Replace all partial-height walls with full-height GWB walls.	0	OB	L	Remove approx. 100 LF part-height wall. Replace these with equal LF of full height GWB partitions, 6" stud, GWB on either side, acoustically rated, extending to underside of roof deck. 1,400 sf @ \$10 painted = \$14,000 wall + \$500 demo = \$14,500 + MU's						●	●			\$42,242
Workroom / Staff Areas	Workroom/Staff areas in back, similar finishes, condition level. Laminate casework in these areas are heavily worn, dated.	If carpet is replaced in library, also replace carpet in workroom areas. Recommend replacing aging veneer casework with more resilient plastic laminate casework with resilient edge banding.	3	ESL	L	Replace approx. 700 SF carpet with equivalent SF of carpet tile. @ \$6 demo & replace & new base = \$4,200 + MU's; (4) 36" wide wall cabinets with adjustable shelves and lockable doors. 12 lf @ \$125 demo & replace =\$1,500 + MU's; (4) 36" wide base cabinets with adjustable shelves and lockable doors. 12 lf @ \$275 demo & replace =\$3,300 + MU's = = = TOTALS \$9,000 + MU's						●	●			\$26,216
Gymnasium																
Ceiling Finish Materials	Exposed steel deck, joists. Vestibule areas have 2x4 ACT. Tiles in poor condition, or missing entirely.	Replace areas of 2x4 ACT tile with new tile.	1	END	L	Remove 150 SF existing ACT, replace with equivalent SF of new 2x4 ACT. New grid, \$4.25 sf demo & replace = \$640 + MU's						●	●			\$1,868

RIVERTON ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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			SEE LEGEND			EVALUATION CRITERIA										
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	* OPINION OF PROBABLE COST
Backstops (quantity, mounting type, manual/motorized)	2 Main hoops, glass backboards, retractable, motorized. In good condition. 4 practice hoops, retractable, manual. Backboard heavily worn, showing damage.	Replace 4 practice backboards, hoops.	2	END	L	Remove (4) existing backboards, hoops. Replace with (4) new backboards, hoops. \$5,000 ea = \$20,000 + MU's						●	●			\$58,259
Door Material (Including Frame & Glazing)	Painted HM double doors and frames, narrow lite with safety glazing. Both sets of main doors are showing heavy wear and tear. Office and storage doors are painted HM single doors and frames, showing heavy wear and tear.	Remove and replace double doors associated with gymnasium. Remove and replace single doors associated with gymnasium.	2	END	L	Remove (4) existing double doors, replace with (4) new wood veneer double doors with HM frame. Provide new closers. Remove (3) existing single doors, replace with (3) new wood veneer single doors with HM frame. Provide new closers. \$1,550 per leaf demo & replace & new lockset & closer =11 leaves = \$17,050 + MU's						●	●			\$49,675
Natatorium																
Floor & Base Finish Materials	Ceramic tile floor, no base. Tile is showing its age. Areas of broken tile. Discoloration around floor mounted fixtures. Generally speaking, floor appears to be nearing the end of expected service life.	Continue to maintain floor. Replace tile floor within the next ten years.	2	END	L	Replace approx. 5,000 SF ceramic tile pool floor. \$20 sf demo & replace = \$100,000 + MU's						●	●			\$291,293
Floor Sealants	Floor sealants and control joints are becoming damaged, peeling in some locations.	Replace all floor sealants within the next 5 years.	2	END	L	Remove and replace approx. 400 LF floor sealant. @ \$3.50 lf rout & replace = \$1,400 + MU's						●	●			\$4,084
Door Material (Including Frame & Glazing)	Painted HM doors and frames, no lites. Main doors are showing heavy wear and tear. Office door, and doors to locker rooms also showing heavy wear and tear.	Remove and replace main set of double doors to the natatorium. Remove and replace single doors associated with locker room/office access from natatorium.	2	END	L	Remove (1) existing double doors, replace with (1) new HM double door with HM frame. Provide new closers. Remove (5) existing single doors, replace with (5) new HM single doors with HM frame. Provide new closers. \$1,550 leaf demo & replace & new lockset & closer = 7 ea = \$10,850 + MU's						●	●			\$31,607
Locker Rooms																
Shower Configuration (Gang, Stalls)	Men's side has gang shower configuration. Women's side has private shower configuration, shower stall with private changing stall in front.	For men's room, a short term fix would be to add shower partitions to center shower tower. Configure with curtain rod and curtain for privacy. Long term, total renovation of gang shower area to provide all new fixtures, and private shower and changing stalls.	0	OB	L	See attached sketch. Will be forthcoming						●	●			\$0

RIVERTON ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Level of Privacy	No private changing areas in men's LR. Private changing areas provided in women's LR. Wing wall at men's LR entry does not adequately block views from corridor.	Extend wing wall at men's LR entry.	0	OB	L	Build 18" wing wall extension, 8" CMU partial height wall, painted. 8' ht assumed = 2 walls required assumed, 24 sf new cmu wall @ \$15 = \$360 + MU's						●	●			\$1,055
Door Material (Including Frame & Glazing)	Painted HM doors and frames, no lites. Locker room doors showing heavy wear and tear.	Remove and replace single HM doors associated with locker rooms.	2	END	L	Remove (4) existing single doors, replace with (4) new HM single doors with HM frame. Provide new closers. \$1,550 leaf demo & replace & new lockset & closer = \$6,200 + MU's						●	●			\$18,068
Cafetorium																
Floor & Base Finish Materials	VCT floor, rubber base. VCT floor is well maintained, however is approaching the end of its life. Areas of discoloration, patched tiles. Base is damaged, peeling away from wall.	Recommend replacing VCT floors within the next 10 years. Remove and replace existing rubber base with new.	2	END	L	Remove 3,400 SF existing VCT, replace with equal SF of new VCT & remove and replace approx. 250 LF rubber base with new.. \$5 sf demo-prep-replace & new base = \$17,000 + MU's;						●	●			\$49,520
Wall Finish Materials	Painted CMU. Paint is wearing away, scuffed from heavy traffic. Wall panels over CMU walls are heavily damaged, dented. Canvas surface peeling away.	Repaint all CMU walls. Remove existing wall panels. Expose and refinish CMU walls behind.	2	ESL	L	Repaint approx. 2,800 SF CMU walls. @ \$2 prep & repaint filler coat = \$5,600 + MU's; Remove approx. 1,000 SF existing wall panel. Repaint 1,000 SF CMU wall behind it. @ \$3 demo-prep-repaint = \$3,000 + MU's						●	●			\$25,055
Door Material (Including Frame & Glazing)	Painted HM door and frame. Narrow lite glazing. Door showing heavy wear and tear from high traffic. Other doors within cafetorium space should be replaced, also showing heavy wear and tear.	Remove and replace existing doors with new doors.	2	END	L	Remove and replace (5) existing sets of double HM doors and frame with new wood veneer doors with HM frames. Remove and replace (3) existing sets of single HM doors and frames with new wood veneer doors with HM frames. \$1,550 leaf demo & replace & new lockset & closer = 13 leaves = \$20,150 + MU's						●	●			\$58,704
Kitchen and Servery																
Ceiling Finish Materials	2x4 ACT. Tile is broken, discolored, and sagging. At the end of its expected service life.	Replace ACT tile.	2	END	L	Remove and replace approx. 1,200 SF 2x4 ACT with new ACT tile. New grid, \$4.25 sf = \$5,100 + MU's						●	●			\$14,865

RIVERTON ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Door Material (Including Frame & Glazing)	Painted HM doors and frames, no lites. Doors showing heavy wear and tear from high traffic. Frames beginning to rot near the floor.	Remove and replace existing HM doors with new wood veneer doors.	2	END	L	Remove and replace (1) existing set of double HM doors and frame with new (3') wood veneer doors with HM frame. Remove and replace (9) existing sets of single HM doors and frames with new (3') wood veneer doors with HM frames. \$1,550 leaf demo & replace & new lockset & new closer = 11 leaves = \$17,050 + MU's						●	●			\$49,675
Teacher Workroom and Staff Areas																
Ceiling Finish Materials	2x4 ACT. Tile is broken, discolored, and sagging. At the end of its expected service life.	Replace ACT tile.	2	END	L	Remove and replace approx. 500 SF 2x4 ACT with new ACT tile. New grid, \$4.25 sf = \$2,125 + MU's						●	●			\$6,194
Door Material (Including Frame & Glazing)	Painted HM door and frame, no lite. Doors showing heavy wear and tear from high traffic.	Remove and replace existing HM doors with new wood veneer doors.	2	END	L	Remove and replace (1) existing single HM door and frame with new (3') wood veneer door with HM frame. \$1,550 demo & replace & new lockset & closer + MU's						●	●			\$4,519
Nurse and Health																
Privacy Curtains (no. of rest areas)	(1) Resting cot. No privacy curtain.	Install ceiling mounted privacy curtain around cot.	2	ESL	L	Install ceiling mounted privacy curtain around single 3' x 7' cot. \$350 + MU's						●	●			\$1,026
Door Material (Including Frame & Glazing)	Newer wood veneer doors with painted HM frame. Older HM door with painted HM frame.	Replace older HM door and frame.	3	ESL	L	Remove and replace (1) existing single HM door and frame with new (3') wood veneer door with HM frame. \$1,550 demo & replace & new lockset & closer + MU's						●	●			\$4,519
Administration Office Area																
Floor & Base Finish Materials	Mix of VCT and carpet. Rubber base. VCT is in good condition. Carpet is heavily worn, stained.	Replace carpet within the next 10 years.	2	END	L	Replace approx. 3,600 SF carpet with same SF of carpet tile. @ \$6 demo-prep-replace & new base = \$21,600 + MU's						●	●			\$62,923
Ceiling Finish Materials	2x4 ACT. Tile is broken, discolored, and sagging. At the end of its expected service life.	Replace ACT tile.	2	END	L	Replace approx. 4,600 SF 2x4 ACT New grid \$4.25 sf = \$19,550 + MU's						●	●			\$56,952

RIVERTON ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Conference Room	Wood veneer casework. Typically, casework is in poor condition. Showing considerable denting, scratching, and discoloration. Non compliant sink	Recommend replacing aging wood veneer casework with more resilient plastic laminate casework with resilient edge banding.	2	END	L	(1) 48" wide tall cabinet units with adjustable shelves and lockable doors. \$750 + MU's; (2) 36" wide wall cabinets with adjustable shelves and lockable doors. 6 lf @ \$125 demo & replace = \$725 + MU's; (2) 36" wide base cabinets with adjustable shelves and lockable doors. 6 lf @ \$275 demo & replace =\$1,650 + MU's; (1) 24" deep x 36" long plastic laminate counter with resilient edge banding, knee clearance below counter, and stainless steel sink with faucet. 3 lf @ \$90 demo & replace = \$270 + 1 sink @ \$1,500 = \$1,770 + MU's == TOTALS = \$4,895 + MU's						●	●			\$14,265
Door Material (Including Frame & Glazing)	Mostly painted HM doors and HM frames. Some wood veneer doors. Mix of no, narrow, and 1/2 lites. Paint on HM doors and frames beginning to wear away.	Refinish, repaint HM doors and frames.	2	ESL	L	Refinish, repaint approx. (20) single HM doors and frames.\$200 prep & repaint set = \$4,000 + MU's						●	●			\$11,652
Student Toilet Rooms (multiple-user)																
Ceiling Finish Materials	2x4 ACT. Tile is broken, discolored, and sagging. At the end of its expected service life.	Replace ACT tile.	2	END	L	Replace approx. 700 SF 2x4 ACT New grid \$4.25 sf = \$2,975 + MU's						●	●			\$8,671
Staff Toilets																
Floor & Base Finish Materials	Epoxy coated floor, turns up into wall base. Floors typically damaged, discolored, and cracking.	Replace epoxy floor with ceramic tile floor.	2	END	L	Remove and replace approx. 500 SF epoxy floor with equivalent SF tile floor.\$17.50 sf demo=prep=new floor & tile base = \$8,750 + MU's						●	●			\$25,491
Portland Public Library Branch																
Wall Finish Materials	Painted CMU, generally in good condition. Large crack through CMU/mortar near library corner wall.	Remove broken CMU, replace with new CMU, repaint.	2	END	L	10 LF large cracking through CMU block and mortar. Remove and tooth in approx. 20 SF new CMU, repaint. @ \$25 demo & replace = \$500 + MU's						●	●			\$1,455
Ceiling Finish Materials	2x4 ACT. Tile is broken, discolored, and sagging. At the end of its expected service life.	Replace ACT tile.	2	END	L	Replace approx. 3,800 SF 2x4 ACT New grid \$4.25 sf =\$16,150 + MU's						●	●			\$47,052

RIVERTON ELEMENTARY SCHOOL
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LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Door Material (Including Frame & Glazing)	Main entry doors - painted HM doors and frames, narrow lites with safety glazing. Other library doors are showing same wear and tear from heavy traffic.	Recommend replacing HM door entry system with aluminum storefront system, aluminum doors. Replace all library HM doors and frames.	2	END	L	Approx 14' x 10' aluminum storefront system with set of double aluminum doors on closers, and with panic hardware.\$15,500 demo exist & new alum sidelite-transom 60 sf @ \$75 + 4 leaves \$2,500 ea = \$15,500 + MU's Remove and replace (1) existing set of double HM doors and frame with new (3') wood veneer doors with HM frame. \$1,550 interior door assumed demo & replace & new lockset & closer = \$1,550 + MU's Remove and replace (4) existing sets of single HM doors and frames with new (3') wood veneer doors with HM frames. \$1,550 interior door assumed demo & replace & new lockset & closer = \$6,200 + MU's OK						●	●			\$67,733
Community Center Room																
Floor & Base Finish Materials	VCT, carpet with rubber base. Carpet showing signs of wearing, staining.	Replace carpet within the next 10 years.	2	END	L	Replace approx. 1,200 SF existing carpet with equivalent SF new carpet tile. @ \$6 sf demo-prep-replace & new base = \$7,200 + MU's						●	●			\$20,981

Total Years 11 - 15	\$2,540,377
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RIVERTON ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA										* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations																	
BUILDING EXTERIOR																	
Exterior Wall Cladding																	
Spalling, Staining, Efflorescence	Efflorescence appears to be an issue on the exterior of the pool building. Isolated areas of brick cracking. Areas of staining. Brick mortar on the exterior of the pool building, gym building, interior courtyard, and volume providing roof access is beginning to deteriorate, wear away.	Remove masonry veneer at areas showing signs of efflorescence to discover the cause of the problem and correct the issue. Remove and replace cracked brick. Light pressure-wash brick. Repoint brick.	2	ESL	L	Total of 2,300 Square Feet of efflorescence to be repaired, \$25 sf remove & replace & correct = \$57,500 + MU's; Replace 20 SF brick, 2 separate locations, 40 sf total @ \$25 = \$1,000 + MU's; Light pressure-wash approx. 10,500 SF brick. @ \$1 = \$10,500 + MU's Approx. 10,500 SF brick repointing. @ \$7.50 = \$78,750 + MU's							●	●		\$481,531	
Foundation	Concrete foundation. Parge coat is deteriorating, chipping away.	Re-parge exposed foundation at Kindergarten addition.	2	ESL	L	Approx. 250 SF foundation re-parging. @ \$5 = \$1,250 + MU's							●	●		\$4,082	
Windows																	
Frame Materials	Thermally broken aluminum window units and storefront systems provided in new kindergarten and community center portions of building. All in good condition. Painted HM storefront systems provided for each classroom node. Systems protected by soffit overhang typically in good condition. HM systems with no overhang protection (Public library, admin area) the paint on the HM system frames is worn, chipping away.	Refinish and repaint HM system frames that have no overhang protection.	2	ESL	L	Refinish, repaint (8) 10' x 7' HM storefront system frames. Approx 300 lf HM frame run to be repainted, allow \$7.50 per lf to scrape-pre-repaint = \$2,250 + MU's							●	●		\$7,341	
Lintels	Painted steel lintels. Lintels are good condition, however paint is wearing/chipping away.	Refinish, repaint all lintels.	2	ESL	L	Approx. 275 SF lintel refinishing, repainting @ \$10 lf =\$2,750 + MU's							●	●		\$8,965	
Exterior Doors (not including Main Entry)																	
Materials	The remaining exterior doors are all painted HM door and frame. Classroom exterior doors are all full lite doors, in a painted HM system. Typically, these systems occur under overhangs and are well protected. Service doors are also painted HM door and frame, no door lites. These doors are typically in poor condition, showing considerable denting, chipping paint. Riverton Library branch HM doors, paint is fading and chipping.	Replace most exterior HM service doors with new HM doors. Repaint HM door and frame.	2	END	L	5 new double (3' door) HM doors and frames, galv construction w/lockset & closer & weatherseal /demo @ \$2.400 ea leaf =\$24,000 + MU's; 5 new single (3' door) HM doors and frames. galv construction w/lockset & closer & weatherseal /demo @ \$2.400 ea leaf =\$12,000 + MU's; Repaint 1 (10' x 10') HM door and frame system = 40 lf frame members @ \$7.50 = \$300 + MU's							●	●		\$118,312	

RIVERTON ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Lintels	Lintels appear to be in good condition. Some lintels show minor rusting, paint chipping.	Refinish and repaint 3 exterior lintels at gym volume.	2	ESL	L	Refinish and repaint approx. 30 LF steel lintels. \$10 lf = \$300 + MU's						●	●			\$985
Fascia, Trim, Soffits & Overhangs																
Materials	Painted cementitious soffit material in poor condition, paint is peeling off in many areas.	Remove failing paint and repaint soffits.	2	ESL	L	Approx 2000 sf @ \$5 = \$10,000 + MU's						●	●			\$32,591
Sealants & Expansion Joints																
Window / Door Perimeter Sealant	Window and door perimeter sealants in newer portions of building (comm. center, kindergarten) are in good condition. Sealants on older portions of building are beginning to crack and peel.	Remove sealant between top of lintel and bottom of masonry on all building lintels to allow for proper masonry cavity drainage. Within the next 10 years, remove and replace all window and door perimeter sealants.	2	END	L	Remove approx. 450 SF sealant between lintel, masonry @ \$1.50 per lf = \$675 + MU's; Remove and replace approx. 1,200 LF perimeter sealant. @ \$3.50 to rout & replace = \$4,200 + MU's						●	●			\$15,895
Building Joint Sealant	Building joint sealant in newer portions of building (comm. center, kindergarten) are in good condition. Building sealants on older portions of building are beginning to crack and peel, deteriorate.	Remove existing building joint sealant, replace with new.	2	END	L	Remove and replace approx. 600 LF building sealant. @ \$3.50 to rout & replace =\$2,100 + MU's						●	●			\$6,843
Flashing																
Condition of joints	Flashing in typically good condition. One joint where school building meets pool building, flashing joint is in poor condition.	Address one flashing joint. No Action Required on rest of building.	3	ESL	L	Re-flash 5 LF of pool building masonry to school building roof transition. @ \$50 = \$250 + MU's						●	●			\$823
Roof Assembly & Flashing																
Age	1990s, 2007	Budget for replacement towards end of service life	3	ESL	L	106,500 SF EPDM Roofing @ \$12 demo-epdm-R38-tapers-walkways-flash 7 trim (re-use blocking) = \$1,278,000 + MU's;						●	●			\$4,165,101
Roof Edges and Copings	No parapet. All edges topped with EPDM flashing over roof edging, with a snap on aluminum fascia piece. Fascia pieces on new building are in good condition. Fascia pieces on old building are corroding, discoloring.	Recommend replacing fascia edging on old building - it is nearing the end of its life, and is unsightly.	2	END	L	Remove and replace 2,300 LF aluminum fascia, blocking behind no work, fascia demo & replace @ \$20 lf = \$4,600 +MU's Assume 9" tall flat profile						●	●			\$14,996
Condition of Flashings & Transitions	Flashings and transitions in typically good condition. There are two locations where flashing is damaged.	Replace damaged flashing.	2	END	L	Approx. 40 LF new aluminum flashing installed. @ \$20 = \$800 + MU's						●	●			\$2,609
Other Observations																

RIVERTON ELEMENTARY SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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			SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Outbuilding at building rear	Brick at outbuilding is spalling, mortar in some locations is wearing away. Aluminum fascia is corroded, stained. Double HM door and frame is heavily worn, dented, and rotting.	Replace spalling brick. Repoint brick. Replace aluminum fascia. Replace doors.			L	Replace approx. 20 SF brick. @ \$35 = \$700 + MU's; Repoint approx.30 SF brick. @ \$7.50 = \$225 + MU's; Remove and replace approx. 70 LF aluminum fascia.@ \$20 (blocking remains) = \$1,400 + MU's; Remove and replace set of double HM doors with new double HM door set. frames included @ \$2,400 leaf = \$4,800 + MU's						●	●			\$23,225
ELECTRICAL																
Fire Alarm	Faraday addressable control panel. System generally complies with current standards and ADA, although some notification circuit power supplies have batteries that have exceeded their anticipated useful life.	Replace any system batteries that are older than five years old. System will reach the end of its anticipated useful life within 15 years.	2	ESL	I/L	Carry \$1,000 + MU's for immediate for batteries. Carry complete system replacement for 104,100 sf for long term		●								\$424,438
Total Years 16 -20																\$5,307,738

LEGEND		
<u>Condition Level</u> 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	<u>Life Cycle (Age Factor)</u> N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	<u>Action Priority</u> I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	

Year 0 (Fiscal Year 2017) - Immediate Recommendations																
SITE																
Vehicular & Pedestrian Circulation																
DOT School Zone Markings/Signage at Street		Heavily traveled corridor where children cross.	Flashing pedestrian beacon needed at crossing by Deering Oaks.	0	OS	I	2 @\$10,000		●							\$30,100
ELECTRICAL																
Service		(2) 5" underground primary conduits to 300 kVA utility-owned padmount transformer. Underground secondary from padmount transformer to (3) service disconnects in main electric room. 1996 vintage. The grounding electrode system is not properly connected at the domestic water entrance; a connection is made to an interior water pipe in the boiler room. The school has had repeated issues with squirrels shorting the overhead utility primary, resulting in power outages due to blown utility cutouts.	Connect the grounding electrode system to the metal underground domestic water entrance in accordance with code requirements. Provide bonding for interior metal piping in accordance with code requirements. Further investigation by utility company is required to determine cause of shorts due to squirrel activity.	2	ESL	I	Carry \$5,000 + MU's for immediate grounding and bonding need.									\$7,525
Distribution System																
Panels		Panels are primarily a mixture of 1950 vintage Trumbull Electric panelboards that have exceeded their anticipated useful life and 1996 vintage Square D panelboards. A New Panelboard was recently added as part of the Health Center project, and a residential-grade Siemens load center is installed in the crawlspace beneath the Fitness Room. It was noted that panel P1A in the boiler is mounted higher than allowed by current NEC requirements. The load center located in the crawl space does not have adequate headroom by current code standards.	Replace existing Trumbull electric panelboards. Remove the residential grade panelboard from the crawl space and provide a panelboard located in accordance with NEC to supply the circuits currently fed from the load center. Perform infra-red scanning of 1990's and newer panelboards to assess condition of contacts and terminations.	2	OB	I	Carry complete power distribution system replacement 25% of 89,263 SF immediately									\$90,000
Wiring		Most of the wiring that can be viewed from a simple walk-through of the facility is building wire in metal conduit. Some old type NM nonmetallic sheathed cable (romex) was noted in the crawlspace. The wiring varies in age as systems have been added and modified over the years, but the 1950's vintage wiring has exceeded it's anticipated useful life.	Replace feeder wiring in conjunction with replacement of 1950's vintage panelboards. Type NM cable should be replaced with building wire in conduit or type MC cable as part of any planned renovations to the facility	2	OB	I	Similar to panels above, carry complete wiring replacement for power distribution system for 89,263 sf with 25% of value needed immediately									\$54,750
Branch Circuits		Some receptacles near sinks in science labs, in Tech Ed, and in the Kitchen do not appear to have GFCI protection as would be required by current code. Much branch circuit wiring was updated in 1996, but some 1950's branch circuit wiring that has exceeded its anticipated useful life appears to still be active. Extension cords are in use in some areas due to a lack of appropriately located receptacles.	Provide receptacles located appropriately for the current program. Provide GFCI protection as required by current code. Update existing 1950's vintage branch-circuit wiring to current standards. All wiring will have reached the end of it's anticipated useful life within 20 years.	2	OB	I	Carry complete wiring and device replacement for 89,263 sf with 25% of value needed immediately									\$93,750

KING MIDDLE SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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			SEE LEGEND			EVALUATION CRITERIA										* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Total Year 0																\$276,125

LEGEND		
<u>Condition Level</u> 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	<u>Life Cycle (Age Factor)</u> N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	<u>Action Priority</u> I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations																
SITE																
Parking																
General Layout Description	Observed parking in non-parking areas	Additional parking needed.	2	ESL	S	1200s.f. parking @\$4								●		\$9,005
Paving Materials	Bituminous - faculty lot poor	Mill and overlay faculty parking lot.	2	ESL	S	31,500 s.f.@\$1.25								●		\$73,866
Curbing Materials & Wheel Stops	Bituminous, Concrete at bus loop	Wheel stops needed at building parking.	2	ESL	S	20 curbstops @\$250		●								\$9,380
Number of Spaces (Regular & ADA)	1 ADA at front in bus loop, no panel at curb cut. Not fully striped. No ADA spaces in Faculty Lot.	Stripe ADA space at front loop. Add ADA spaces at faculty lot.	2	ESL	S	2 each \$125 120lf@\$1		●		●						\$693
Accessible Parking Signage		Add signage at all ADA spaces with painted chevron.	2	ESL	S	3@\$125 120LF@\$1		●		●						\$927
Vehicular & Pedestrian Circulation																
Traffic Markings & Traffic Signage	Signs faded, some with graffiti.	Replace faded/vandalized signs.	2	ESL	S	4@\$125								●		\$937
Walkway Materials	Concrete	Needs repair.	2	ESL	S	400s.f.@\$6		●						●		\$4,502
Curb Cuts & Detectable Warning Strips	No panels at bus loop, panels needed where missing along street sidewalks.	Need panel and crossing at park aisle. Panel needed at crossing to Deering Oaks.	2	ESL	S	8 panels-160s.f.@\$60		●		●						\$144,075
Pedestrian Ramp Location & Materials	Concrete ramp at bus loop - poor condition. Brick ramp in need of repair.	Concrete in need of repair at bus loop ramp. Brick sidewalk repair at brick ramp. Need panel and crossing at park aisle. Panel needed at crossing to Deering Oaks.	2	END	S	520 s.f.@\$15		●		●						\$14,633
Service Area																
Trash & Recycling Containers (# & Size), Trash Compactor (size)	1 - 4 yd. solid with screen. 1 - 8 yd solid at side. , no screen. 1 - 6 yd recycle at building, no screen.	Dumpster screening needed.	2	ESL	S	10' x 15' exclusive screened area w/8" concrete on 12" gravel & gate & bollards, \$5,750 + MU's									●	\$10,788
Site Furniture & Accessories																
Types, Locations, Materials	Stone benches at front	Pedestrian trash bins needed.	3	ESL	S	2 bins @\$100								●		\$375
Site Drainage																
Ponding	Erosion	Add curbing at dumpster - erosive flows.	2	ESL	S	30lf@\$10								●		\$562
Catch Basins	Observed debris.	Add field inlet at front seating. Clean field inlet basin at (Fitz?)/Deering. Recommend beehive cover in grass.	2	ESL	S	Catch Basin: 1 @\$2500 Beehive: 1@\$200 Cleaning: 1@\$200								●		\$10,130
STRUCTURAL																

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Foundations / Drainage	A. Slab settlement was noted based on dip at corner of gymnasium; unknown if settlement in this condition was active. Concern over tripping hazard.	Consult with geotechnical engineer; monitor for additional settlement. Remove portion of floor, apply leveler and replace floor.	2	END	S	10 SF@ \$100 = \$1,000 + MU's		●								\$1,876
Roof Construction	A. At health classroom, broken tectum noted at interface to higher roof; roof does not appear to be designed for drifted snow.	Replace tectum at low roof condition. Roof is technically grandfathered; recommend reinforcing high low roof conditions for drift. Shovel roofs when excessive snow is present.	2	END (at broken tectum area)	S	10 sf tectum replacement & reinforcement allow \$1000 + MU's		●								\$1,876
Roof Construction	C. High low roof condition likely does not meet current code for snow loading.	Roof is technically grandfathered; recommend reinforcing high low roof conditions for drift. Shoveling of drifts recommended in the interim.	3	ESL	S	3,500 SF add joists or reinforce, sister 2 x 12 48" o.c. \$1.50 sf = \$5,250 + MU's		●								\$9,854
Exterior Wall Construction	A. Terra cotta tile elements are spalling at edges.	Replace terracotta tile with metal panels	2	END	S	1,500 SF @ \$15 demo-replace = \$22,500 + MU's						●	●			\$42,213
Exterior Wall Construction	B. Some masonry cracking/missing mortar noted. Embedded steel beam at boiler room has caused weakened plane and masonry cracking.	Repoint masonry veneer; rebuild condition at boiler room	2	ESL	S	30 sf at boiler room; 300 lf joint repointing; some cracks extend through thickness of wall.\$5,000 allow + MU's						●	●			\$9,380
Additional Observations	Brick masonry chimney at roof has some missing mortar and brick spalling.	Repair areas	2	ESL	S	5 sf masonry repair. \$50 sf = \$250 + MU's						●	●			\$474
BUILDING EXTERIOR																
Windows																
Frame Materials	Thermally broken aluminum storefront window system, glass block at egress stairs	Glass block at egress stairs is broken in many places - recommend removing and replacing entirely with storefront window system	1	END	S	900 SF \$85 sf w/demo = \$76,500 + MU's		●				●	●			\$143,516
Roof Assembly & Flashing																
Other	Roof hatch is located less than 10-feet away from roof edge and not code compliant	Recommend installing safety rail along roof edge at area of roof hatch and adding	2	OB	S	10 LF of galvanized roof mounted safety rail \$125 lf = \$1,250 + MU's		●	●							\$2,350
Exterior Stairs and Ladders																
Locations and Materials	(5) exterior egress door locations are not ADA compliant with steps down to grade or with non-compliant wood ramp	Provide code compliant ramps and handrails			S	(5) locations: at each, assume 100 SF of concrete ramp and 40 LF of galvanized guardrails \$25,000 per location dig-bf- foundation-ramp slab-rails-gravels x 5 = \$125,000 + MU's			●	●						\$234,498
BUILDING INTERIOR																
Stairs and Exits																
Guardrails (height, sphere)	32-inch high guardrails do not meet code required height requirement	Replace with painted metal code compliant guardrails with continuous handrails	1	OB	S	(3) stairs, 2 flights each \$4,000 per stair tower demo-replace wall-hand rails = \$12,000 + MU's			●	●						\$22,512
General Purpose Classrooms																
Door Widths and Clearances	3' x 7' - lack 12-inch ADA clearance on push side due to 30-inch deep wall	If building undergoes major renovation, recommend widening doorways into 50 rooms	1	OB	S	Demolition and replacement of 3'x10' wall at 50 locations reframe door openings \$250 ea = \$12,500 + MU's; \$1,000 new doors & frames x 50 = \$50,000 + MU's == TOTALS = \$62,500 + MU's				●						\$117,252
Family & Consumer Science (Home Ec.)																

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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			SEE LEGEND			EVALUATION CRITERIA											
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	* OPINION OF PROBABLE COST	
Sinks (ADA compliance)	Sinks are not ADA compliant	Provide (1) ADA compliant sink and work station	2	ESL	S	15 LF of PLAM base cabinets @ \$275 w/demo = \$4,125 + MU's; and (1) ADA sink with knee space = \$1,500 + MU's demo-use exist rough = = = TOTALS \$5,625 + MU's				●						\$10,552	
Library / Media Center																	
Circulation Desk	Wood veneer with plastic laminate countertop - not ADA accessible	Replace 4-foot section of circulation desk to make ADA compliant	2	OB	S	4 LF circ desk millwork @ \$500 = \$2000 + MU's				●						\$3,752	
Gymnasium																	
Drinking Fountains	Yes - not ADA compliant	Replace drinking fountain with ADA compliant drinking fountain	1	OB	S	(1) drinking fountain \$1,500 use exist rough + \$500 cane protectors = \$2,000 + MU's				●						\$3,752	
Door Hardware	Code compliant and in good condition except for 2 sets which are non-compliant	Replace (2) door opening hardware sets	2	ESL	S	(2) door hardware sets \$500 ea = \$1,000 + MU's				●						\$1,876	
Locker Rooms																	
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	(1) ADA folding bench seat missing from Girls Locker (1) ADA shower head and control missing from Boys locker room	Provide: (1) ADA folding bench seat at Girls Locker (1) ADA shower head and control at Boys locker room	2	ESL	S	(1) ADA folding bench seat at Girls Locker \$500 + MU's; (1) ADA shower head and control at Boys locker room & tie into exist plumbing & patch \$1,000 + MU's				●						\$2,817	
Locker Area Toilet Rooms																	
Plumbing Fixtures	Ceramic wall mounted sinks and urinals, floor mounted toilets - no ADA sinks	Remove and replace (2) ADA lavatories	2	ESL	S	Remove and replace (2) ADA lavatories \$1,500 ea + \$500 alter existing rough = \$2,000 x 2 = \$4,000 + MU's				●						\$7,504	
Nurse and Health																	
Sinks (ADA compliance)	Yes, but not ADA compliant	Provide ADA compliant sink and cabinet unit	2	ESL	S	(1) sink and 30-inch casework unit \$300 If cabinet & solid surface top + \$2,250 new sink & rough = \$3,000 + MU's				●						\$5,628	
FOOD SERVICE																	
Food Service Equipment	Generally in good condition; prep tables with wood butcher block tops are obsolete	Replace butcher block prep tables with stainless steel prep tables	2	ESL	S	(2) 6-foot tables \$2,500 per table = \$5,000 + MU's		●	●							\$9,380	
ELECTRICAL																	
Life Safety	Area-of-rescue assistance communication is installed between the main entrance vestibule and stair landings.	The system will reach the end of its anticipated useful life within 10 years.	3	ESL	S	Carry \$5,000 + MU's										\$9,380	
Fire Alarm	The fire alarm control panel is a Simplex 4002 series conventional zoned system. Occupant notification is not compliant with current code or ADA except in the Health Center.	Update to fully addressable system.	1	ESL	S	Carry complete system for 89,263 sf										\$209,412	
Emergency Lighting	Emergency battery units with integral and remote heads. Heads are a mixture of LED and incandescent. LED illuminated exit signs with integral battery backup.	Replace older units as they fail. Provide outdoor emergency lighting at building exits. All units will need to be replaced within 20 years	2	ESL	S	Carry addition of 8 outdoor units in short term and full replacement of (40) indoor units long term.										\$41,272	
SECURITY																	

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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			SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Security Camera System	None	Provide web-based security camera system with DVR	-	-	S	Assume 48 cameras	●									\$187,598
Security Camera System	Graffiti noted on skylights, roof top units, and walls accessed from roof	Recommend installation of exterior security cameras at roof to monitor access	2	ESL	S	4 Security cameras \$2,500 (monitor excluded) x 4 = \$10,000 + MU's	●									\$18,760
Total Years 1 - 5																\$1,377,356

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA										* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations																	
PLUMBING																	
Hot Water System	Electric Water heaters (40 gal) (Mfg 2003) Boiler rm & kitchen. A steam indirect water heater/storage is located under the gym in the crawl space.	Electric Water heaters service life is 15 years--replace. Replace indirect steam water heater gym crawl space with gas fired storage DHW.	2	END	L	(2) 40 gal electric WH with dual 4500 elements. Gas fired 100 gal 199MBH Commercial w/recirc pump & mixing valve											\$46,590
Domestic Distribution System (1950s bldg)	Cooper with lead solder end of service life.	Replace distribution beyond service life	2	END	L	\$/SF @ 60K SF											\$1,397,700
Sanitary Waste and Vent System (1950s bldg)	Cast iron and PVC	Replace sanditary beyond service life	2	END	L	\$/SF @ 60K SF											\$698,850
Storm Drain System (1950s bldg)	Cast iron and PVC	Replace storm beyond service life	2	END	L	\$/SF @ 60K SF											\$419,310
MECHANICAL																	
Heating Plant	(2) Burnham 5L-200-50-0-WLB, 6695MBH (1990's mfg) Steam boilers. Boilers deliver both steam and HW throughout the original building and addition. The steam to hot water HX and pumps are located in the boiler room. Combustion air via high/low wall louvers.	Current boilers are about 15 years old with about 10 years service life left. Convert steam boilers/system serving the original building to HW.	2	END	L	Replace steam boilers with HW gas condensing boilers (3) 2,000 MBH and appurtenances (e.g. expan tank)											\$737,675
Air Conditioning (Yes/No/Limited)	Limited: Roof top AC-1 Serves Admin. (mfg 1996)	Beyond service life (15 yrs). Replace with upgraded AC (RTU) with VAV reheat.	2	END	L	Replace 7.5 ton RTU in kind. Figure (6) VAV boxes w/reheat											\$85,415
Air Handling Unit Systems (1950 Original)	indoor H & V air handlers (original vintage) serve Gym, Lockers, Choral areas.	Units are vintage and beyond service life. Replace with rooftop ERUs w HW coils at time of steam to HW convverstion. Add ERUs with HW coils to serve remainder of 1950s building.	2	END	L	Figure (3) 6,000 cfm Roof top ERUs Figure (3) 2,500 cfm Roof top ERUs Figure ducwork (uninsulated) at \$/SF @ 60K SF.											\$1,001,685
Air Handling Unit Systems (1996)	Roof top H & V (1996 mfg) serve the 2nd flloor-B classes, Café, and Library.	Units are vintage and near end of service life (5 years left). Recommend upgrading with new H &V units in kind.	2	END	L	Figure (2) 5,000 cfm roof top H & V units.											\$139,770
Pumps	Base mount heating 1996 mfg. Lead/Lag.	Pumps are at end of their service life. Replace with new VFD pumps sized larger at time of steam to HW conversion.	2	END	L	Figure (2) 300 GPM 60fthd with VFD Base mount											\$69,885
Terminal Unit Systems	Hot water duct coils and fintube 1996 mfg. Steam unit ventilators and fintube original vintage.	Replace steam Uvs and heating fintube, etc. at time of hot water conversion. Replace 1996 existing HW coils	2	END	L	(1996) Figure (30) 30MBH HW coils (Original) 1000 ft fintube											\$427,075
Exhaust Systems	Mostly via rooftop exhaust fans 1996, roof ventilators for 1950s.	Roof top exhaust fans are nearing their 25 year service life. Replace with new in kind.	2	ESL	L	Figure (2) 1500 cfm roof fans											\$31,060

LEGEND		
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2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Piping System	Steam is 1950s schedule 40 and HW is 1996 sched 40 and copper.	Replace steam piping with HW piping with insulation at time of steam to HW conversion.	3	END	L	Figure \$/SF @ 60K SF										\$2,018,900
Automatic Temperature Controls	Some DDC electric (1996) and mostly pneumatic	Upgrade DDC electric at time of hot water conversion.	2	END	L	Figure \$/SF @ 90K SF										\$737,675
ELECTRICAL																
Equipment	(2) 400-amp fusible switches, (1) 800 amp Main circuit breaker in Main Distribution Panel MDP. 1996 vintage	Perform infra-red scanning of the service equipment to assess condition of contacts and terminations. Equipment will need to be replaced within 20 years	2	ESL	L	Carry complete replacement for (2) 400A switches and (1) 800A Panelboard.										\$74,792
Distribution System																
Panels	Panels are primarily a mixture of 1950 vintage Trumbull Electric panelboards that have exceeded their anticipated useful life and 1996 vintage Square D panelboards. A New Panelboard was recently added as part of the Health Center project, and a residential-grade Siemens load center is installed in the crawlspace beneath the Fitness Room. It was noted that panel P1A in the boiler is mounted higher than allowed by current NEC requirements. The load center located in the crawl space does not have adequate headroom by current code standards.	Replace existing Trumbull electric panelboards. Remove the residential grade panelboard from the crawl space and provide a panelboard located in accordance with NEC to supply the circuits currently fed from the load center. Perform infra-red scanning of 1990's and newer panelboards to assess condition of contacts and terminations.	2	OB	L	Carry complete power distribution system replacement 75% of 89,263 SF										\$419,310
Wiring	Most of the wiring that can be viewed from a simple walk-through of the facility is building wire in metal conduit. Some old type NM nonmetallic sheathed cable (romex) was noted in the crawlspace. The wiring varies in age as systems have been added and modified over the years, but the 1950's vintage wiring has exceeded it's anticipated useful life.	Replace feeder wiring in conjunction with replacement of 1950's vintage panelboards. Type NM cable should be replaced with building wire in conduit or type MC cable as part of any planned renovations to the facility	2	OB	L	Similar to panels above, carry complete wiring replacement for power distribution system for 89,263 sf with 75% of value needed over long term										\$255,080
Branch Circuits	Some receptacles near sinks in science labs, in Tech Ed, and in the Kitchen do not appear to have GFCI protection as would be required by current code. Much branch circuit wiring was updated in 1996, but some 1950's branch circuit wiring that has exceeded its anticipated useful life appears to still be active. Extension cords are in use in some areas due to a lack of appropriately located receptacles.	Provide receptacles located appropriately for the current program. Provide GFCI protection as required by current code. Update existing 1950's vintage branch-circuit wiring to current standards. All wiring will have reached the end of it's anticipated useful life within 20 years.	2	OB	L	Carry complete wiring and device replacement for 89,263 sf with 75% of value needed over long term										\$436,781
Site Lighting (type & material)	There are no existing pole lights. It appears that some areas of the site are not illuminated to levels recommended by IES.	Provide full-cutoff LED site lighting to provide illumination as recommended by IES.			L	Carry adding (8) LED pole lights										\$111,816
Exterior Building Lighting	Primarily LED wall packs with full cutoff optics. Recessed fixtures that appear to utilize HID or compact fluorescent lamps remain at a couple of entrance canopies. It appears that some outdoor areas are not illuminated to levels recommended by IES.	Update remaining HID or compact fluorescent lighting to LED with full cutoff optics as units fail. Add outdoor lighting to provide illumination as recommended by IES. All existing outdoor lighting will reach the end of its anticipated useful life within 20 years.	2	END	L	Carry replacing 18 wall packs using LED wall packs.										\$25,625
Interior Lighting																

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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			SEE LEGEND			EVALUATION CRITERIA											
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	* OPINION OF PROBABLE COST	
Classrooms	Lens troffers with T8 fluorescent lamps	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	ESL	L	Carry complete interior lighting replacement for 89,263 sf										\$1,615,120	
Offices	Recessed fluorescent with parabolic diffusers and T8 lamps.	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	ESL	L												
Corridors	Lens troffers with T8 fluorescent lamps	Update lighting to LED as part of any planned facility renovations.	2	ESL	L												
Toilets	Mix of recessed lens troffers and wraparound flourescent fixtures. Fixtures utilize T8 lamps.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L												
Mech/Storage	Fluorescent strips with T8 fluorescent lamps.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L												
Assembly	Performance lighting on stage is incandescent controlled by manualdimmers	Provide LED performance lighting and an architectural dimming system	2	OB	L												
Gym	T8 fluorescent high bay pendant luminaires	Update lighting to LED as part of any planned facility renovations.	2	ESL	L												
Emergency Power	A small 2010 vintage Briggs and Stratton single-phase generator that is located on the roof of the mechanical room provides backup power to the UPS at the City's network core rack.	The generator will need to be replaced within 20 years	3	ESL	L	Carry 5-kW natural gas genset in outdoor enclosure and 60A ATS										\$27,178	
Data System (& Service)	3" Entrance conduit shared with CATV. Cat 6 ISP cable plant. A city network core is housed in an open rack located in the main electric room. One IDF is located in an enclosed wall mounted cabinet in a shared space and one IDF is located in an open wall mounted patch panel in a classroom that appears to have once been a computer lab. Abandoned unused Category 5 cabling and infrastructure was noted at the MDF location.	Remove abandoned Cat. 5 infrastructure and cabling. Provide dedicated equipment spaces to house IDF's.	2	ESL	L											\$15,530	

LEGEND		
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2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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Category	Description and General Comments	Recommended Action	See Legend			Quantity Info	Evaluation Criteria										* Opinion of Probable Cost
			Cond. Level	Life Cycle	Action Priority		Security	Health & Safety	Code Compliance	ADA/ Accessibility	Sustain - Ability	Extending Bldg. Life	Operation & Maintenance	Impact on Learn. Env.	Aesthetics & Appearance		
Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations																	
																\$0	
BUILDING INTERIOR																	
General Notes																	
Wall Finish Materials	Painted GWB and CMU	Recommend budgeting for repainting all interior walls towards the end of the 20-year plan period	-	-	L	Base on 89,263 GSF @ \$2 per sf floor area = \$178,530 + MU's							●	●		\$520,049	
Floor & Base Finish Materials	Broadloom carpeting throughout the building is stained and worn and is nearing the end of its expected service life	Recommend replacing carpet with non-wax quartz floor tiles	-	-	L	81,000 SF \$5.75 demo-prep-new flooring = \$465,750 + MU's							●	●		\$1,356,698	
Ceiling Finish Materials	ACT throughout the building was noted to be sagging, stained, and generally showing wear	Recommend replacement of all ACT ceilings towards the end of the 20-year plan period	-	-	L	81,000 SF 50% 2x2 @ \$6 & 50% 2x4 @ \$4.50 = \$425,250 + MU's							●	●		\$1,238,730	
Main Entrance																	
Entrance Mats	Loose carpet mat - worn	Replace walk-off mat	1	END	L	100 SF @ \$20 = \$2,000 + MU's							●	●		\$5,826	
Stairs and Exits																	
Ceiling Finish Materials	Painted plaster ceilings - peeling and mildew noted in several locations at original building	Repair and repaint plaster ceilings	2	ESL	L	550 SF \$3 sf = \$1,650 + MU's							●	●		\$4,810	
General Purpose Classrooms																	
Wall Finish Materials	Peeling of paint of some cracking along exterior walls was noted, possibly due to a moisture issue	Recommend further investigation of moisture problem In addition to repainting noted in General Notes above, remove peeled paint and make repairs to plaster finish	2	ESL	L	2,000 sf patch & repair walls @ \$3 = \$6,000 + MU's							●	●		\$17,478	
Visual Display Surfaces	Markerboard overlay on original chalk board	Although in fair condition, recommend replacing with new markerboards	2	END	L	(45) 24-ft markerboards 4,320 sf @ \$30 demo-replace = \$129,600 + MU's							●	●	●	\$377,519	
Science Classrooms																	
Visual Display Surfaces	Marker boards and tack boards	Provide new markerboards			L	(4) 24-ft markerboards 384 sf @ \$30 demo-replace = \$11,520 + MU's							●	●	●	\$33,562	
Family & Consumer Science (Home Ec.)																	
Visual Display Surfaces	Marker boards and tack boards	Provide new markerboards			L	(1) 24-ft markerboard 96 sf \$30 demo-replace = \$2,880 + MU's							●	●	●	\$8,390	
Art Classrooms																	
Visual Display Surfaces	Marker boards and tack boards	Provide new markerboards			L	(1) 24-ft markerboard 96 sf \$30 demo-replace = \$2,880 + MU's							●	●	●	\$8,390	
Library / Media Center																	
Visual Display Surfaces	Limited number of tack boards	Recommend providing markerboard	2	ESL	L	(1) 8-ft markerboard 32 sf \$30 demo-replace = \$960 + MU's							●	●	●	\$2,797	
Gymnasium																	
Floor & Base Finish Materials	Clear finish wood floor, vented metal base	Refinish Wood Floor	2	ESL	L	4600 SF							●	●	●	\$218,470	

LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Backstops (quantity, mounting type, manual/motorized)	(1) manually operated ceiling mounted backstop - good (5) fixed wall mounted backstops - fair	Replace worn out backstops	2	END	L	(4) wall mounted fixed backstops \$4,000 ea = \$16,000 + MU's						●	●	●		\$46,607
Visual Display Surfaces	(2) tackboards	Recommend providing markerboard	3	ESL	L	(1) 8-ft markerboard 32 sf \$30 demo-replace = \$960 + MU's						●	●	●		\$2,797
Weight Room / Fitness Room																
Floor & Base Finish Materials	Clear finish wood floor and sheet vinyl - both in poor condition	Replace vinyl flooring with new sheet vinyl flooring and refinish wood floor	2	ESL	L	1,200 SF Vinyl Flooring \$6.50 demo-replace = \$7,800; 1,200 SF Wood Flooring refinish- sand-seal \$5 = \$6,000; TOTALS \$13,800 + MU's						●	●			\$40,200
Visual Display Surfaces	Obsolete markerboard surface tacked to wall	Provide new tackboards and markerboards	1	OB	L	(2) 8-ft markerboards \$25 = \$1,600; (2) 8-ft tackboards \$15 = \$960; TOTALS \$ 2,560 + MU's						●	●	●		\$7,461
Locker Rooms																
Floor & Base Finish Materials	Painted concrete and rubber base	Base is in poor condition - replace	2	ESL	L	300 LF wall base \$3.50 If demo- replace =\$1,050 + MU's						●	●			\$3,058
Shower Configuration (Gang, Stalls)	Individual stalls with changing compartments	Install missing curtains at compartments	2	ESL	L	(24) shower stall curtains & rods @ \$125 =\$3,000 + MU's						●	●			\$8,739
Locker Area Toilet Rooms																
Toilet Partitions	Painted metal compartments in poor condition	Replace with solid plastic toilet compartments	2	END	L	(2) ADA toilet compartments @ \$1500 w/demo = \$3,000 + MU's; (1) toilet compartment @ \$1,250 w/demo = \$1,250 + MU's						●	●			\$12,387
Student Toilet Rooms																
Toilet Partitions	Painted metal - in poor condition	Replace with solid plastic toilet compartments	1	END	L	(8) ADA toilet compartments \$1,500 w/demo = \$12,000; (20) toilet compartments \$1,250 =\$25,000; TOTALS \$37,000 + MU's						●	●			\$107,778
Staff Toilets																
Floor & Base Finish Materials	Sheet vinyl flooring and rubber base - worn	Replace flooring with non-wax quartz tile flooring and rubber base	1	END	L	(5) rooms at 75 SF each \$5.75 = \$435 per room x 5 =\$2,175 + MU's						●	●			\$6,339
Mechanical and Service Spaces																
Other	Access ships ladder in poor condition	Replace with galvanized metal ships ladder	1	OB	L	Ships ladder, 5-ft height \$3,000 + MU's						●	●			\$8,739
FOOD SERVICE																
Floor Finish & Base Materials	Epoxy painted floor in fair condition	Re-coat floor with epoxy paint	2	END	L	1,000 SF \$2 sf = \$2,000 + MU's						●	●			\$5,826
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood doors - worn	Replace doors	2	END	L	(4) doors \$500 ea demo-replace leaf-frame remains-reinstall salvaged hdwr = \$2,000 + MU's						●	●			\$5,826

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Door Hardware	Compliant, but worn	Replace hardware sets	2	END	L	(4) door hardware sets (room entry only, no closers or special hdwr) \$500 ea = \$2,000 + MU's						●	●			\$5,826
Total Years 11 - 15																\$4,054,302

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
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Category	Description and General Comments	Recommended Action	See Legend			Quantity Info	Evaluation Criteria										* Opinion of Probable Cost
			Cond. Level	Life Cycle	Action Priority		Security	Health & Safety	Code Compliance	ADA/ Accessibility	Sustain - Ability	Extending Bldg. Life	Operation & Maintenance	Impact on Learn. Env.	Aesthetics & Appearance		
Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations																	
																\$0	
Building Exterior																	
Exterior Wall Cladding																	
Spalling, Staining, Efflorescence	Some staining noted throughout	Clean isolated areas of brick veneer	2	ESL	L	Assume 500 SF @ \$2.50 =\$1,250 + MU's						●	●			\$4,082	
Windows																	
Sills	Precast concrete sills - in fair condition with some areas of cracking and open joints	Replace damaged pre-cast sills	2	END	L	Assume 30 LF @ \$50 demo-replace = \$1,500 + MU's						●	●			\$4,894	
Sills		Repoint joints between pre-cast sills	2	END	L	100 LF \$2.50 = \$250 + MU's						●	●			\$823	
Exterior Doors (not including Main Entry)																	
Materials	Original Building: Mix of field painted aluminum entrances (in poor condition) and painted hollow metal doors in either metal or wood frames	Replace doors, frames, and hardware with new aluminum entrances	1	END	L	(4) pairs of doors (11) single doors \$2,500 door-frame-panic hdwr-closer x 19 =\$47,500 + \$1,500 door leaf demo = \$49,000 + MU's						●	●			\$159,695	
Fascia, Trim, Soffits & Overhangs																	
Materials	Painted GWB ceiling at entry canopy, some paint peeling near window below	Repair GWB and repaint	2	ESL	L	10 SF \$10 sf = \$100 + MU's						●	●			\$325	
Sealants & Expansion Joints																	
Window / Door Perimeter Sealant	Sealants were observed in various condition	Recommend removal and replacement of all perimeter sealants	2	END	L	5,000 LF \$3.50 rout & reseal = \$17,500 + MU's						●	●			\$57,039	
Building Joint Sealant	Sealants were observed in various condition	Recommend removal and replacement of all joint sealants	2	END	L	300 LF w/backer rods route & reseal = \$5 lf = \$1,500 + MU's						●	●			\$4,894	
Roof Assembly & Flashing																	
Age	60% of roof: 4 years (installed 2012) 40% of roof: 21 years (installed 1995)	Given the age of the older portion of the roof is nearing the end of its expected service life, recommend budgeting for a full roof replace during the plan period	3	ESL/END	L	55,297 SF Black EPDM demo-R38 new system w/perimeter trims 7 flashings-drains-walkways-tapers-crickets (blocking re-used) \$12 sf =\$663,600 + MU's						●	●			\$2,162,728	
Condition of Flashings & Transitions	Overall in good condition	Replace lead coated copper roof to wall flashing at chimney with new stainless steel flashing	3	ESL	L	50 LF @ \$50 = \$2,500 + MU's						●	●			\$8,153	
Skylights																	
Curbs	Typical of roof mounted equipment 2 units are located directly adjacent to a building expansion joint and water is collecting between the joint and skylight curb	Recommend roof-to-wall expansion joint detail at this location when new roof is installed	2	ESL	L	60 LF \$50 lf expansion joint & cover assembly \$3,000 + MU's						●	●			\$9,777	
Exterior Stairs and Ladders																	
Locations and Materials	Roof ladders - rusting and corroding	Remove corrosion, prime and paint	2	ESL	L	(4) 12-ft ladders \$500 per ladder x 4 = \$2,000 + MU's						●	●			\$6,518	

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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			SEE LEGEND			EVALUATION CRITERIA										* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
															Total Years 16 -20	\$2,418,928

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	

Year 0 (Fiscal Year 2017) - Immediate Recommendations																
SITE																
Site Furniture & Accessories																
Bicycle Racks	2 at rear (full)	Relocate racks out of fire lane. Install additional racks as they appear full.	2	ESL	I	Quantities to be relocated? (2) .. Quantities additional (# of bike stall count) Relocate 4@\$100 New: 2@\$750		●								\$2,859
MECHANICAL																
Heating Plant	(2) steam boilers. (1) HB smith 28A-S-12, 2600 MBH, 2000 yr est.; (1) HB Smith GO28HE-7, 1,700MBH 2014 yr. Steam heating to building is limited to original and gym. Hot water conversion to classrooms during renovation. Boiler feed system is aged and in need of upgrade; feed pump replacd. Combustion air fan NEW 2014.	Replace failing boiler feed unit.	1	END	I & L	(Year 0) Replace boiler feed pump unit (4,500#/hr).						●	●			\$38,000
Total Year 0															\$40,859	

LEGEND		
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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations																	
SITE																	
Parking																	
Curbing Materials & Wheel Stops	No wheel stops	Wheel stop/Pedestrian guard needed.	2	ESL	S	Quantities not clear (15), allow \$125 per wheel stop + MU's 15 stops \$250		●								\$7,034	
Number of Spaces (Regular & ADA)	1 ADA at rear - not compliant	Add 1 ADA parking space (for a total of 2). Paint parking aisle and accessible route to building.	2	ESL	S	\$350 ADA sign + \$175 restriping = \$525 + MU's		●		●						\$985	
Vehicular & Pedestrian Circulation																	
Traffic Markings & Traffic Signage	No Fire Lane Signs	Install fire lane/no parking signs	0	OS	S	Quantity unclear (2), allow n + MU's 2 each \$125		●								\$469	
Curb Cuts & Detectable Warning Strips	No panels	Install panels at crosswalk.	0	OS	S	Quantity unclear, 1 at each side of street for 2 total? .. Assume cut out existing pavement and provide detectable warning strip @ 2 locations? CORRECT 2each: 40sf@\$60		●		●						\$9,005	
Site Furniture & Accessories																	
Types, Locations, Materials	Granite benches throughout.	Recommend bollard(s) to restrict cars through fire lane.	2	ESL	S	Quantities? .. will assume 6"steel concrete packed & painted u.n.o. (10) 10 each @\$1000		●								\$18,760	
Service Area																	
Trash & Recycling Containers (# & Size), Trash Compactor (size)	1- 8 yd solid, 1- 6 yd recycle. No screening.	Install screening.	2	ESL	S	10' x 15' exclusive screend area w/8" concrete on 12" gravel & gate & bollards, \$5,750 + MU's									●	\$10,788	
Fencing																	
Locations & Materials	Chain link around school. Corner fence/grade attenuation. Sections missing/sagging.	Needs repair.	2	ESL	S	Need lf of repairs (60 FT) needed and fence height (6 FT) .. 60LF\$30								●		\$3,377	
Site Topography																	
Characteristics	Poor grass cover in play area.	Reestablish green area.	2	ESL	S	Need sf of new lawn area (12, 200) , will assume reseed, aeration, and lawn feeding only with minimal new loam u.n.o. 12,200s.f.@\$0.75								●		\$17,164	
Site Drainage																	
Ponding	Ponding/drainage needs attention at Dumpster area	Install curbing and catch basin and connect to existing drainage.	1	END	S	Curbin quantity & type? (150 FT BITUMINOUS) .. Lf of pipe run to connect to existing storm system (50 FT)? Curb: 150lf@\$10 CB: 1@\$2500 Pipe: 50lf@\$50								●		\$8,102	

LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
STRUCTURAL																
Roof Construction	A. Some blocking has been added though some is still missing; some joists have been sistered; and a couple of the steel rods for the ceiling have been replaced. Roof layout includes high/low conditions.	Add missing blocking.	3	ESL	S	16 partial lines of blocking. Extent unclear, assume each "partial line of blocking" means one location between adjacent set of roof joists 4' o.c., so am providing 64 total lf of blocking between joist, = 10 bf per location x 16 = 160 bf blocking @ \$5 = \$800 + MU's, increase to 320lf		●				●	●			\$7,510
Roof Construction	B. Flat roof susceptible to drift most likely not designed for drifting.	Roof is technically grandfathered; recommend reinforcing high low roof conditions for drift by adding new wood joists between existing joists. Shoveling of drifts recommended in the interim.	2	ESL	S	2,500 sq ft of roof, assume sistering @ 48" o.c. = 625 lf sistering assuming 2 x 12 = 1,250 bf sistering @ \$5 bf = \$6,250 + MU's increase to 960lf		●				●	●			\$18,018
Roof Construction	C. The is a wood bell tower on the east end of the roof. The paint on the wood is flaking and the wood appears to be deteriorating.	Repair bell tower and verify that its connections to the main roof structure.	1	END	S	One bell tower, allowance lump sum \$10,000 + MU's						●	●			\$18,760
Roof Construction	A. Stains and fasteners are visible in the gypsum planks. Gypsum planks susceptible to moisture.	Verify Integrity by opening roof membrane in selected area and observing top side condition.	2	ESL	S	Open 5 locations & infill & seal after inspectio (correct) n, \$250 per location = \$1,250 + MU's, excludes eng'g analysis						●	●			\$2,350
Roof Construction	B. Flat roof susceptible to drift near higher roof. Most likely not designed for drifting.	Roof is technically grandfathered; recommend reinforcing high low roof conditions for drift by reinforcing long span joists. Shoveling of drifts recommended in the interim.	2	ESL	S	1,700 sq ft of roof, assume sistering @ 48" o.c. = 425 lf sistering assuming 2 x 12 = 850 bf sistering @ \$5 bf = \$4,250 + MU's, the existing framing is steel bar joists, wood sistering will not work. Carry reinforce the top and bottom chord of all 14 bar joist by welding steel plate to the bottom flange and rods to the top flange.		●				●	●			\$15,949
Roof Construction	A. Flat roof susceptible to drift near higher roof. The age of the design is unknown as is whether the roof was designed for drifting.	Roof is technically grandfathered; recommend investigation if reinforcing is required. Shoveling of drifts recommended in the interim.	3	ESL	S	500 sq ft of roof, assume sistering @ 48" o.c. = 125 lf sistering assuming 2 x 12 = 250 bf sistering @ \$5 bf = \$1,250 + MU's, roof is steel so wood will not work here, assume 160lf of add joist similar to line 116		●				●	●			\$7,205
Roof Construction	Additional connectors/1-story spaces between the east building and the north-west building (houses mechanical spaces): concrete slab spanning to steel beams supported by steel columns or bearing in masonry. Some of the framing is supported by newer lally-columns (past retrofit) unknown if the retrofit was to address drift loads.	Roof is technically grandfathered; recommend reinforcing investigation if reinforcing is required. Shoveling of drifts recommended in the interim.	3	ESL	S	~1,500 sq. ft., assume steel sistering @ 48" o.c. = 315 lf sistering SAY 6 #/lf joists = 1,890 # steel @ \$4 # = \$7,560 + MU's (correct)		●				●	●			\$14,185

LEGEND		
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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Exterior Wall Construction	Additional connectors/1-story spaces between the east building and the north-west building A. Damage brick on the inside noted in one location (north wall just above the foundation wall). The custodian explained that other locations had been repaired (working one room at a time)	Repair brick	2	ESL	S	1 locations noted, scope sf area unclear, for small area< 5 sf, allow \$100 + MU's (correct, small areas, does this overlap with item/line 146?)						●	●			\$187
Exterior Wall Construction	South-west building: A. localize spots missing mortar or with broken bricks	Repoint areas/repair bricks	2	ESL	S	10 locations at east façade, 2 locations at west façade (above doors) 3 damage brick (corner and west façade doors), assume < 5 sf per location @ \$20 = 12 locations x 5 = 60 sf @ \$20 = \$1,200 + MU's (correct, all small areas)						●	●			\$2,256
Exterior Wall Construction	North-west building (gym): A. No ties visible between CMU back up wall and framing steel.	Grandfathered in. Recommend tying CMU to steel beam with steel angle at 4ft oc. around gym perimeter.	2	ESL	S	Gymnasium perimeter ~360ft, assume 8 #/lf structural angle with set tabs on cmu side, set tabs into cmu grout & weld to steel continuous @ \$35 lf labor & materials = \$12,600 + MU's (correct)		●				●	●			\$23,640
Exterior Wall Construction	B. The CMU back up wall on the west façade has multiple stepped cracks.	Investigate source of damage and repair cracks.	2	END	S	~100 lf crack stich @ \$50 = \$5,000 + MU's		●				●	●			\$9,380
Exterior Wall Construction	C. Cracks are visible in the brick as well as some brick damage. The parapet at the north façade east end appear to not be tied into the remaining brick.	Repairs cracks and bricks. Tie parapet	2	END S		4 locations (corner and west façade, sf area unknown allow \$250 per location = \$1,000 + MU's; parapet length to tie in unknown, cannot be estimated. 15lf		●				●	●			\$3,285
Exterior Wall Construction	F. North entry: large canopy shows damage on the underside.	Verify damage is not structural. Repair	2	END	S	One canopy, sf area & type of damage unclear, allow \$1,000 + MU's (added photos - 75 SF painted ext GWB to be repaired and painted, 25 LF of metal roof edge replacement)		●				●	●			\$2,350
Exterior Wall Construction	E. West entry is brick with a gable roof with wood siding and shingle roof. The decorative brick pattern is spalling. The wood siding paint at the gable is peeling.	Fix brick and repaint gable face	2	END	S	Brick repair ~10 locations, sf area per location unknown, allow \$250 location = \$2,500 + MU's; Paint ~ gable end, sf area gable repair unknown (50 sf ft), allow 100 sf @ \$5 clean-prep-repaint = \$500 + MU's						●	●			\$5,161
Exterior Wall Construction	Geodesic dome: the walls (below the dome portions) are there edge of the planters, insulation, and wood siding. In several locations the wood is rotting.	Replace rotting panels. Verify the walls are sounds	2	END	S	Area sf of rotted unclear, allow 100 sf (correct) @ \$15 = \$1,500 + MU's		●				●	●			\$2,817

LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Additional Observations (Site)	A. Entry roof at ground floor: the roof is metal bearing on a frame of HSS steel beam and column. The frame paint is peeling.	Repaint steel to protect it.	2	END	S	1 roof, sf area of steel to be repainted is unclear, allow 100 sf @ \$10 clean-scrape-repaint = \$1,000 + MU's, carry 800 lft of hss section to be painted (HSS varies between 6x6 and 4x4)						●	●			\$30,016
Additional Observations (Site)	B. Cast in Place Concrete Site stairs at south east has large spalls and damage at the base of the railing posts	Repair	2	END	S	1 stair, sf area damage unclear, allwoance for total repair \$1,000 + MU's 3cuft						●	●			\$1,876
Additional Observations (Site)	C. Stone coping on site wall (south east): the mortar between the stone is gone.	Repair to prevent further water infiltration	2	END	S	1 wall, ~70lft remove & rest coping stone w/new grout @ \$30 lf = \$2,100 + MU's						●	●			\$3,939
Additional Observations (Site)	D. Main entry stone steps. Crack visible around railing post.	Repair crack	2	END	S	1 location, \$100 allowance + MU's						●	●			\$187
BUILDING EXTERIOR																
Exterior Doors - Main Entrance																
Door Widths and Clearances	3' Wood doors, clearance not met. There is a step at the plane of the door. 9" steps are non-compliant, the unnatural height makes them a tripping hazard. Existing center railing not adequate.	Reconfigure entry to make ADA accessible. Install new stairs and ADA compliant ramp, railings.	0	OB	S	Remove entire (approx. 300 SF) granite entry stair area, 11 steps. Increase top landing to 300 SF granite step. Need an additional 14 granite steps (9' between FF at door and exterior grade), approx. 300 SF area of granite steps needed. Remove existing railing, install new railings approx. 75 LF. Add 160 LF ramp at entry, 5' wide. Install new railing approx. 320 LF ... \$1,500 demo existing granite + (250 cubic feet granite @ \$175 = \$43,750) + (75 cy ramp concrete @ \$400 cy = \$30,000) + (1,000 sf ramp concrete slab including area for landings @ \$3.50 = \$3,500) + (395 total lf ground mount handrail <top & mid & posts @ 48" painted steel> @ \$80 =\$31,600) + (550 cy dig & bf ramp foundations & prep granite steps @ \$35 = \$19,250) = = \$129,600 + MU's.				●						\$243,130
Exterior Stairs and Ladders																

LEGEND		
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Locations and Materials	Concrete step at North gym entry is deteriorating, spalling, and cracking. Metal tread rusting, popping up. Stair at West gym entry is deteriorating, spalling, and cracking. Concrete step at West locker room entry is deteriorating, spalling, and cracking.	Replace 1 concrete step at North gym entry. Replace 2 concrete steps at West gym entry. Replace 1 concrete step at West locker room entry.	2	END	S	Replace 1 concrete step at North gym entry (7-3/4" step, 100 SF). Replace 2 concrete steps at West gym entry (7-3/4" steps, 100 SF). Replace 1 concrete step at West locker room entry (7-3/4" step, 50 SF). Precast or c.i.p. steps? .. Horizontal plane dimensions (100 sf or 50 sf) do not match up with number of treads to be repaired or expected width of each tread, please advise. Am assuming precast steps 250 sf total @ \$75 sf = \$18,750 + MU's .. handrails excluded Assume c.i.p. steps. 150 SF total area of just one 7" step (or 'pad') - 2 separate pads. 100 SF total area of c.i.p. steps, 2 x 7" risers (14" total height) - 1 stair. Include 30 LF new handrails.		●				●	●				\$51,125
Roof ladders	Two existing roof ladders are dangerous, rusting. There is no good access to the gymnasium roof besides climbing out a window. Also, there is no easy access to three other roof levels.	Replace 2 existing roof ladders with new OSHA compliant roof ladders. Install three new OSHA compliant roof ladders. Provide enclosed OSHA compliant roof ladder access to gym roof.	0	OB	S	Replace 2 existing 8' roof ladders with new roof ladders @ \$85 vlf demo & replace = \$1,360 + MU's. Install 3 new 8' roof ladders @ \$75 vlf = \$1,800 + MU's. Install new 15' enclosed roof ladder \$165 vlf with cage = \$2,475 + MU's. = = = TOTALS \$5,635 + MU's		●	●								\$10,570
BUILDING INTERIOR																	
General Notes																	
Non-ADA compliant door hardware	The vast majority of doors have been outfitted with compliant door hardware. However there are still non-compliant hardware (door knobs) on some doors. Accessible doors need to have a condition that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-conditiond handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware.	0	OB	S	Approx. 20 Knobs (typically on service/storage doors), \$500 per door leaf for new ADA hardware and possible minor reworking of leaf to accept = \$10,000 + MU's				●							\$18,760
Main Entrance																	

LEGEND		
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Door Configuration (Vestibule?)	Vestibule. Alum storefront appears to be in good condition. Original wood-framed vestibule storefront showing wear and tear, denting, and chipping. No ADA push button.	Strip and refinish original woodwork. Install ADA push button as part of larger entry renovation work involving accessibility.	2	ESL	S	Approx 50 SF original wood refinishing, \$7.50 sf strip-sand-refinish-seal = \$375 + MU's. Install ADA push button and door entry system, \$2,500 for system w/new wiring + MU's.				●						\$5,397
Exit Signs	Main entrance missing second exit sign.	Provide Exit sign	0	OB	S	1 exit sign above door, \$350 including wiring in + MU's.		●	●							\$661
Secondary (lower level) Entrance																
Exit Signs	No second exit sign above doors	Provide Exit sign	0	OB	S	1 exit sign above door, \$350 including wiring in + MU's.		●	●							\$661
Corridors																
Wall Projecting Objects	Two drinking fountains are not located in alcoves, and cannot be detected by cane.	Provided painted round metal cane detection devices to one side of the drinking fountains to meet ADA requirements.	0	OB	S	(2) painted round metal cane detection devices. One set of two for each fountain, allow \$250 ea x 4 = \$1,000 + MU's				●						\$1,876
Interior Signage																
At Code Required Locations?	Generally, signage is provided where needed. However there are a few signs missing from classrooms on the third floor, or have temporary laminated paper signage.	Replace laminated paper signage with code compliant signage.	-	-	S	Install approx. 20 plastic code compliant signs, \$75 each = \$1,500 + MU's			●	●						\$2,817
Stairs and Exits																
Handrails (height, extensions, profile)	One main stair has fully compliant handrails. The other main stair lacks the 1' handrail extensions at the top and bottom of each railing run. Also, graspable handrail is not continuous, and interrupted by a post at the top and bottom of each stair run. The stair at the rear of the gymnasium/cafeteria needs 1' rail extensions for each side railing, top and bottom of each railing run. Center railing should be replaced with a railing that also has the 1' top and bottom extension. The stair at the side of the gym also lacks the 1' extensions at the top and bottom of each railing run.	Install code compliant center handrails and handrail extensions at rear cafeteria/gym stair. Install code compliant handrail extensions at main stair. Install code compliant handrail extensions a gym side stair.	0	OB	S	Install a total of 25LF of 1' handrail extensions, assume cut existing pipe end & weld extension as required, \$100 lf including welding & grinding or \$100 per location = \$2,500 + MU's Install 3 new center railings, approx. 24 LF total, assume toe guard & 4" vertical spacers, \$150 lf demo & replace = \$3,600 + MU's = = = TOTALS \$6,100 + MU's			●	●						\$11,443
Family & Consumer Science (Home Ec.)																
Stairs	Exit stair through rear of classrooms lacks compliant handrails.	Install compliant handrails.	0	OB	S	Approx 12 lf new handrail; \$30 lf if single line wall pipe rail .. OR .. \$125 lf if ground mount w/toe guard & 4" verticals, please advise Single wall line pipe rail.			●	●						\$0
Art Classrooms																

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Sinks (ADA compliance)	Sinks are mounted in laminate casework countertops. They are not ADA compliant. Gooseneck type faucet with aluminum basin, in good condition.	Remove existing counter and sink, replace with ADA compliant counter and sink.	3	ESL	S	(1) 24" deep x 60" long plastic laminate counter with resilient edge banding, knee clearance below counter, and stainless steel sink with faucet, \$275 If demo & replace cabinet & countertop = \$1,500 + \$1,500 new sink & faucet using existing rough = \$2,875 + MU's				●						\$5,397
Kilns	Kiln in back storage room.	Provide a rated, ventilated, and accessible room to keep the kiln in as part of future renovations.	0	OB	S	80 square feet of interior renovation to provide a room constructed of gyp partitions up to roof deck, single wood veneer 36"x84" door, 2x4 ACT ceilings, and VCT flooring, allow \$125 sf + \$2,500 relocate kiln & new fan thru roof = \$12,500 + MU's		●								\$23,453
Technology Classrooms (Fabrication Lab)																
Stairs	Railings and guardrails not compliant.	Replace with compliant handrails and guardrails, which have extensions and can pass the 4" ball test.	0	OB	S	Remove existing handrails and guardrails, replace with approx. 35 LF new guardrails with handrails., \$135 If to demo & replace = \$4,725 + MU's			●	●						\$8,869
Performing Arts - Stage																
Stage Curtains (fire, proscenium, back of house)	Maroon stage curtain provided. No proscenium. Balcony storage provided at back of stage. Ladder up to balcony storage is unsafe, vertical rails are short. Guardrail at balcony is non-compliant.	Replace ladder up to balcony storage with new, safe ladder. Remove existing guardrail with code-compliant guardrail.	0	OB	S	Remove existing ladder, replace with new 10 ft ladder, \$4,000 for alternating tread ladder & demo existing + MU's. 20 LF code-compliant guardrail, \$80 If to demo existing & provide new guardrail (top & mid rail & post 48" o.c.) = \$1,600 + MU's = = TOTALS \$5,500 + MU's			●	●						\$10,508
Door Widths and Clearances	Door widths are fine, typically 3'. Proper clearance is not provided for stage stair door. Door swings and hits stage. Also, due to occupant load of stage, both stage doors should swing outward. Stage is not provided with guardrail, and stair is not provided with compliant handrails	Re-configure door to swing outward. Provide guardrail at stage. Provide compliant handrails at stairs.	0	OB	S	Remove existing guardrail, provide 10 LF new code compliant guardrail. \$85 w/demo = \$850; Reconfigure 2 existing doors to swing outward. \$200 ea = \$400; Provide 10 LF code compliant handrails for stairs. \$25 = \$250; = = TOTALS \$1,500 + MU's			●	●						\$2,817
Performing Arts - Music Rooms																

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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		SEE LEGEND				EVALUATION CRITERIA										* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Door Hardware	Main doors are compliant with aluminum pull handles and panic hardware. 1 backroom door still has a doorknob.	Replace doorknob with compliant hardware.	0	OB	S	Replace knob with compliant hardware on 1 door, \$500 to include possible minor reworking of door for hardware + MU's			●	●						\$941
Gymnasium																
Drinking Fountains	Provided outside of gym. Non-accessible.	Replace with accessible water fountain.	0	OB	S	Remove existing non accessible drinking fountain. Provide 1 new hi/low drinking fountain with water bottle filler, \$1,500 demo & \$500 modify existing rough + MU's				●						\$3,752
Door Hardware	Doors provided with pull handles, panic hardware. Doors are on closers, one door on hold open. Compliant.	Replace hardware set with doors.	3	ESL	S	1 hardware set double doors, allow \$2,250 all hardware			●	●						\$4,226
Locker Rooms																
Lockers (Material, Vented, ADA)	Painted steel lockers. Vented. No ADA units provided. Lockers are in a state beyond repair.	Replace all lockers.	0	OB	S	Remove existing lockers. Provide approx. 50 new plastic, ADA compliant double tier lockers @ \$135 opng w/demo = \$6,750 + MU's				●		●	●			\$12,664
Cafeteria																
Drinking Fountains	Provided outside of gym. Non-accessible.	Replace with accessible water fountain.	0	OB	S	Remove existing non accessible drinking fountain. Provide 1 new hi/low drinking fountain with water bottle filler, \$1,500 demo & \$500 modify existing rough + MU's				●						\$3,752
Staff Toilets																
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	In two staff bathrooms, ADA turning radius is not provided. Three bathrooms are missing grab bars.	Re-configure GWB partitions in two bathrooms to provide proper ADA turning radius. Install 3 sets of ADA grab bars for toilets.	0	OB	S	Remove full-height GWB partition. Install and finish new full-height GWB partition. Install 3 sets of ADA grab bars for toilets, assume 9' wall width x 14' height x 2 rooms, 250 sf demo & new walls = \$2,500 + \$250 per room x 2 patch floor & ceiling = \$500 + \$275 grab bars x 2 = \$550 = = = \$3,550 + MU's,				●						\$6,663
ELECTRICAL																

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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			SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Panels	Panelboards are generally 1998 vintage GE panelboards, although there is a 1960's vintage panelboard in a corridor outside of Tech Ed and a 1970's vintage residential/light commercial grade load center on the stage. The panelboard serving Tech Ed is equipped with a contactor controlled by emergency-stop pushbutttons.	Replace old panelboard near tech ed and loadcenter on stage. All Panels will reach the end of their anticipated useful lives within 15 years	2	END	S	Carry complete replacement for 103118 sf with 15% needed in the short term						●	●			\$62,325
Exterior Building Lighting	Mostly LED wall packs with full-cutoff optics, but some old incandescent fixtures remain at building exits.	Update old incandescent fixtures to LED.	2	END	S	Carry (4) LED canopy fixtures in the short term						●	●			\$4,487
Life Safety																
Fire Alarm	1998 vintage conventional zoned FCI control panel. Occupant notification does not comply with ADA or current standards in some areas.	Update to fully addressable system.	2	END	S	103,118 sf		●	●							\$241,821
Emergency Lighting	Emergency battery units with integral and remote incandescent heads. LED illuminated exit signs with integral battery backup. There is no emergency light at the exterior of building exits.	Replace older units as they fail. Provide outdoor emergency lighting at building exits.	2	END	S	Quantities not clear, allow \$350 per emergency light replacement, re-use existing wiring + MU's; quantities not clear, allow \$1,000 for ea exterior egress emrgency light w/new wiring + MU's Carry (8) outdoor units and 40 indoor units		●	●							\$41,259
SECURITY																
Secure Entry Vestibule	Secured entry with buzz-in entry system. Secured vestibule does not enter directly into admin area, allowing visitors to have access to student areas before checking in.	Recommend providing a secured entry directly into administration area in future renovations. Renovate nurse suite and faculty room directly adjacent to entry vestibule into admin suite. Renovate existing admin suite to accommodate displaced nurse suite and faculty room.	-	-	S	2,000 SF complete interior renovation, \$125 sf = \$250,000 + MU's	●									\$468,996
Intrusion Alarm System	Bosch system connected to district-wide network	System will reach the end of its anticipated useful life within 15 years	3	ESL	S	Carry complete system replacement for 103118 sf	●									\$143,348
Security Camera System	Building is reportedly wired for cameras but the cameras are not yet installed.	Provide web-based security camera system with DVR	N/A	N/A	S	Assume 48 cameras	●									\$187,598
Total Years 1 - 5																\$1,824,068

LEGEND		
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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations																	
PLUMBING																	
Domestic CW & HW supply	Copper systems lead solder	Copper system beyond service life.	2	END	L	Replace original systems, \$/SF @ 50K SF											\$1,475,350
Sanitary Waste and Vent System	Mostly cast iron & PVC addtion	Cast iron beyond service life.	2	END	L	Replace original systems, \$/SF @ 50K SF											\$815,325
Storm Drain System	Mostly cast iron & PVC addtion	Cast iron beyond service life.	2	END	L	Replace original systems, \$/SF @ 50K SF											\$349,425
MECHANICAL																	
Heating Plant	(2) steam boilers. (1) HB smith 28A-S-12, 2600 MBH, 2000 yr est.; (1) HB Smith GO28HE-7, 1,700MBH 2014 yr. Steam heating to building is limited to original and gym. Hot water conversion to classrooms during renovation. Boiler feed system is aged and in need of upgrade; feed pump replacd. Combustion air fan NEW 2014.	Replace boilers at time of steam to HW condensing boilers.	1	END	L	(Year 6-20) Replace boilers with HW boilers and all apputenances (eg. Expan tank).											\$737,675
Air Handling Unit Systems (Original Buildings)	In indoor H&V units (2) , steam coils, for Gyms	Replace gym H&V units at time of steam to hot water conversion.	2	END	L	Figure (2) at 8,000 cfm each. Add \$/SF for new insulated ductwork @10K SF.											\$465,900
Air Handling Unit Systems (1996 addition)	Rooftop H&V units for classes with HW coils (1996 circa) expected service life of 25 years	Replace Rooftop H & V units at end of service life (5 years)	2	END	L	Figure (3) at 10,000 cfm each.											\$388,250
Pumps	Vintage with heating hot water upgrade (1997?) expected service lifer of 25 years.	Replace with VFD pumps at end of service life (5 years). Add (2) VFD pumps at time of steam to hot water conversion	2	END	L	Figure (2) 100 gpm 70ft for exisitng HW system. Figure (2) 150 gpm 60 ft hd for new hot water conversion											\$80,756
Terminal Unit Systems	HW CUHs/Uhs, steam radiation, VAV w/HW coils-classes at of service life.	Replace at time of steam to HW conversion	3	END	L	Figure (8) CUHs 30 MBH Figure (25) VAVs with HW Figure (6) Uhs 30 MBH Figure 500ft fintube											\$155,300
Exhaust Systems	Toilet/Janitor class wings Gym/Stage Efs at end of service life.	Replace at time of steam to HW conversion	2	END	L	Figure (4) roof Efs at 400 cfm ea.											\$31,060
Piping System	Steam welded/threade 40 (original) black steel 40 and copper 1996 reno.	Steam piping aged--Replace with hot water conversion project.	2	END	L	Figure \$/SF @ 100K SF											\$2,795,400
Automatic Temperature Controls	Electric DDC and pneumatics	Replace pneumatics to electric DDC	2	END	L	Figure \$/SF @ 100K SF											\$776,500
ELECTRICAL																	
Equipment	1998 vintage GE switchboard	Perform infra-red scanning of the service equipment to assess condition of contacts and terminations.	2	ESL	L	\$Allow 1,500 for infrared scan with report											\$2,330

LEGEND		
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			SEE LEGEND				EVALUATION CRITERIA										
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	* OPINION OF PROBABLE COST	
Panels	Panelboards are generally 1998 vintage GE panelboards, although there is a 1960's vintage panelboard in a corridor outside of Tech Ed and a 1970's vintage residential/light commercial grade load center on the stage. The panelboard serving Tech Ed is equipped with a contactor controlled by emergency-stop pushbutttons.	Replace old panelboard near tech ed and loadcenter on stage. All Panels will reach the end of their anticipated useful lives within 15 years	2	END	L	Carry complete replacement for 103118 sf with 85% needed in the long term										\$442,605	
Site Lighting (type & material)	There are no pole mounted site lights. Some areas are not illuminated to levels recommended by IES>	Provide full cut-off LED pole mounted fixtures to provide illumination as recommended by IES.	N/A	N/A	L	Carry (4) LED pole lights, 20 feet high										\$83,862	
Exterior Building Lighting	Mostly LED wall packs with full-cutoff optics, but some old incandescent fixtures remain at building exits.	All fixtures will reach the end of their anticipated useful lives within 20 years.	2	END	L	(10) LED wall packs in the long term										\$13,977	
Interior Lighting																	
Classrooms	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED with high performance optics as part of any planned facility renovations. All fixtures will reach the end of their anticipated useful lives within 20 years.	2	END	L	Carry complete interior lighting replacement fro 95,962 sf										\$0	
Offices	Recessed fluorescent fixtures with parabolic diffusers and T8 lamps	Update lighting to LED with high performance optics as part of any planned facility renovations. All fixtures will reach the end of their anticipated useful lives within 20 years.	2	ESL	L												
Corridors	Mostly fluoresecent recessed lens troffers utilizing T8 lamps, but lobby also includes compact fluorescent downlights.	Update lighting to LED as part of any planned facility renovations. All fixtures will reach the end of their anticipated useful lives within 20 years.	2	ESL	L												
Toilets	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED as part of any planned facility renovations. All fixtures will reach the end of their anticipated useful lives within 20 years.	2	ESL	L												
Mech/Storage	fluorescent strips with T8 lamps	Update lighting to LED as part of any planned facility renovations. All fixtures will reach the end of their anticipated useful lives within 20 years.	2	ESL	L												
Assembly	Performance lighting is incandescent fixtures controlled by the circuit breakers of a residential/light commercial grade load center.	Update lighting to LED fixtures controlled by dimmers	2	OB	L	Carry \$12,000 + MU's										\$28,047	

LINCOLN MIDDLE SCHOOL

Capital Plan Detailed Scope of Work

LEGEND		
<u>Condition Level</u> 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	<u>Life Cycle (Age Factor)</u> N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	<u>Action Priority</u> I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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			SEE LEGEND			EVALUATION CRITERIA										
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	* OPINION OF PROBABLE COST
Gym	T8 fluorescent high bays	Update lighting to LED as part of any planned facility renovations. All fixtures will reach the end of their anticipated useful lives within 20 years.	2	ESL	L	Carry comple interior lighting replacement for 7,156 sf										\$128,899
Fire Alarm	1998 vintage conventional zonded FCI control panel. Occupant notification does not comply with ADA or current standards in some areas.	Udate to fully addressable system.	2	END	L	103,118 sf										\$301,282
Emergency Lighting	Emergency battery units with integral and remote incandescent heads. LED illuminated exit signs with integral battery backup. There is no emergency light at the exterior of building exits.	Replace older units as they fail. Provide outdoor emergency lighting at building exits.	2	END	L	Carry (8) outdoor units and 40 indoor units										\$51,404
Total Years 6 - 10																\$9,123,347

LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	

Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations

BUILDING INTERIOR																
General Notes																
Interior doors	Older wood doors intermixed throughout the building. These doors are showing their age - denting, scuff marks, and deterioration of wood. Glass panes in these doors could be a safety issue. Also, these doors have wood frames which are also showing heavy wear and tear. Many of these frames have transoms extending to underside of ceiling. In some cases, the glass panes remain, and in others the glass has been removed and infilled. Wood trim surrounds all frame elements. Overall, these doors and frames are nearing the end of their useful life.	While these doors may preserve school character, future large-scale renovations should consider replacing all of these doors with new wood veneer, HM frame doors (to match what many doors have already been replaced to).	2	END	L	Approx. 75 single (36"x84") doors, notes indicate "many" with transoms to 9' + .. Assume 50% with transom & 50 % just door & frame .. \$1,500 demo & replace wood door & frame w/lockset & closer + MU's (40 each) .. \$2,000 + MU's demo & replace wood door & frame w/lockset & closer & transom (35 each) = \$130,000 total + MU's.						●	●			\$378,681
Classroom/Staff room casework	Mix of laminate casework and wood casework. Condition varies widely throughout classrooms, from casework that looks original to the building, to newer looking laminate casework. Typically, casework is showing its age through dents, cracks, discoloration, delamination, and broken hardware.	Recommend replacing aging wood casework with more resilient plastic laminate casework with resilient edge banding.	2	ESL	L	Provide the following in each room (total of 50 rooms). (2) 48" wide tall cabinet units with adjustable shelves and lockable doors, 100 wardrobes @ \$750 = \$75,000 + MU's. (4) 36" wide wall cabinets with adjustable shelves and lockable doors, 600 lf wall cabinet @ \$125 = \$75,000 + MU's, assumes attachment to wall using existing studs, no added blocking behind wall. (4) 36" wide base cabinets with adjustable shelves and lockable doors, 600 lf base & plam countertop @ \$265 = \$159,000 + MU's. Add \$10 lf to demo & dispose existing presumed 1,200 lf base & wall cabinet + \$75 demo & dispose 100 wardrobes = \$19,500 + MU's .. TOTALS ALL = \$328,500 + MU's.						●	●	●		\$1,145,390
Floors	VCT is aging, areas of cracking, discoloration, busted edges. Some areas missing tiles. Terrazzo is showing areas of major cracking and chipping, discoloration and staining. Carpeted areas are typically in better condition, however they still show areas of fraying and staining. Paint on wood base is chipping away, wood is dented and scuffed. Rubber base is scuffed, damaged in high traffic areas, and often peeling away from wall.	Recommend replacement of all VCT, terrazzo, and carpet floors as part of wholesale floor replacement for entire school. Replace all rubber/wood floor bases as part of wholesale floor replacement. Replace VCT and terrazzo and with Quartz tile. Replace carpet floors with new carpet.	2	END	L	Approx. 62,000 SF VCT removal, and replacement with quartz tile @ \$3.75 + \$0.50 base replaced ave + \$1.75 demo & prep (partial terrazzo required more demo \$\$) = \$372,000 + MU's. Approx. 10,500 SF carpet removal, replace with carpet, \$3.25 sf carpet + \$0.50 base new ave + \$1.50 sf demo & prep = \$55,125 + MU's.						●	●			\$642,825

LEGEND		
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			SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Walls	Nearly universally, walls need to be refinished and repainted.	Recommend refinishing, repainting all walls, wood trim, window sills in entire school.	2	END	L	Approx. 54,000 GSF school needs refinishing and repainting of GWB and plaster walls @ \$2 sf floor area prep & repaint = \$108,000+ MU's. Approx. 44,500 GSF school needs repainting of masonry (brick, CMU) walls @ \$2.75 sf floor area filler coat prep & repaint = \$122,375 + MU's. = = = TOTALS \$230,375 + MU's						●	●			\$346,715
Ceilings	2x4 ACT tiles. Generally, tiles throughout the school are beginning to sag and become discolored. There are isolated areas of cracking and failing tiles, as well as discoloration from dripping water above. Painted GWB. Spots of denting, discoloration.	Replace tiles as part of building-wide ceiling replacement. Consider a 10 year item. Patch and repaint GWB ceilings.	2	END	S	Approx. 75,500 SF 2x4 ACT tile replacement, assume new suspension grid also, \$1 sf demo & disposal + \$3.50 sf new 2 x 4 square edge & suspension = \$264,500 + MU's. Approx. 6,400 SF patch and repaint GWB ceilings @ \$1.50 sf = \$9,600 + MU's OK						●	●			\$798,432
Wainscoting	Painted wood wainscoting up to 5'. Wood trim lining top of wainscoting. Both are showing wear and tear, scuff marks, denting, chipping.	Recommend refinishing and repainting all wood wainscoting.	0	OB	I	Approx. 30,000 GSF of school building that has this wainscoting. Need lf run of wainscot, otherwise cannot calculate .. Can be included under 100% wall painting line 236 Approx. 4,500 LF wainscoting.						●	●			\$137,643
Main Entrance																
Entrance Mats	Loose floor mat.	To preserve interior finishes it is our recommendation to replace with more robust walk-off carpet sequence at the main entrance. Provide an area of aggressive grade walk-off material at the exterior of the vestibule. Provide a mild grade walk-off mat product as finish floor in the vestibule. Provide an area of low grade walk-off carpet in the main lobby.	3	ESL	L	2 areas, approx. 200 Square Feet total of aggressive grade walk-off mat, recycled rubber tire tile @ \$17.50 exterior = \$3,500 + MU's. 2 areas, approx. 300 Square Feet of mild grade walk-off mat, \$15 interior water hog rolll up matt = \$3,000 + MU's. 2 areas, approx. 300 Square feet of low grade walk-off mat @ \$10 sf = \$3,000 + MU's						●	●			\$27,678
Corridors																
Lockers	Painted metal lockers. Lockers are showing signs of heavy abuse, wear and tear. Dented, scratched, scuffed. Bases are typically discolored from floor cleaning.	Replace all corridor lockers.	2	END	S	Approx. 400 LF of double tier, 1' wide lockers, 800 openings @ \$35 demo & replace per opening = \$108,000 + MU's						●	●			\$314,596

LEGEND		
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2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Other Notes	Second floor connector corridor (with large curtain wall) is partially being used for storage. Temporary part-height partitions being used to quarantine storage space in corridor	Remove temporary walls, remove storage materials.	-	-	-	Allowance \$750, If run of temp partitions unknown Approx. 50 LF of 8'-0" high temp partitions.						●	●			\$1,752
Other Notes	Third floor, there is wood framework which previously housed a double set of doors. Doors have since been removed, however wood framework with transom was saved. The framework/trim is showing its age, wear and tear. Glass panes at transom could be a safety issue.	Restore wood framework and trim. Remove and replace single pane glass with tempered glass.	2	END	L	Approx. 40 SF wood framework/trim restoration @ \$7.50 sf clean-sand-prep-repaint = \$300 + \$350 new glass insert = \$650 + MU's.						●	●			\$1,897
Stairs and Exits																
Tread & Riser Height Uniformity and Nosing Compliance	Tread and riser heights are uniform and compliant. All stairs have compliant nosings. Rubber nosing/treads are showing heavy wear and tear. In some locations, peeling away. Metal nosings are also heavily worn, discolored, rusted. Metal nosing/treads at center stair are heavily worn, dented, discolored.	Replace all rubber nosings/treads. Replace all metal nosings and VCT treads. Replace all metal nosing/treads at center stair.	2	END	L	Remove and replace approx. 75 6' wide (11" tread) rubber nosing/treads (center & side stairs), \$25 sf demo & replace = \$11,250 + MU's Remove and replace approx. 500 LF of metal nosing (other stairs), unclear if these are cast in place nosings, adhered, allow \$10 = \$5,000 + MU's; Remove and replace approx. 50 6' wide (11" tread) metal nosing/treads (center stairs). unclear if these are cast in place nosings, adhered, allow \$25 sf = \$7,500 + MU's == TOTALS \$23,750 + MU's In both cases, nosing & nosing/tread are adhered.						●	●			\$69,184
General Purpose Classrooms																
Visual Display Surfaces	Whiteboards, chalkboards, tackboards. Whiteboards typically mounted on top of chalkboards.	Remove all chalkboards, replace with new tackboards.	2	OB	S	Remove & replace approx. 15 LF chalkboard per classroom, approx. 50 classrooms, assume 4' high replacements = \$5 If demo = \$3,750 demo + 3,000 sf @ \$25 markerboard w/map rail = \$78,750 + MU's						●	●			\$229,395
Science Classrooms (Science classrooms may or may not be used as science classrooms, based on classroom rotation) Generally feature the same issues as the general purpose classrooms.																

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Lab Benches	Lab benches made of wood, with black solid surface top. These benches are showing their age, extensive wear and tear, chipping, discoloration. Solid surface tops are also in rough condition. Faucets are corroding onto surface. Rubber bases around bench often peeling or missing entirely.	Remove existing lab benches, replace with new lab benches.	2	END	L	Remove 5 existing lab benches. Install 5 new lab benches, from description, these seem akin to a base cabinet one can sit on and are not movable freestanding (faucets & rubber base indicate fixed) .. presume 5' length each and allow \$7000 If with solid surface top & demo-replace & new sinks-faucets = 25 lf @ \$700 = \$17,500 + MU's .. please advise if scope understanding incorrect, are sinks and faucets integral to bench and also need reinstallation???						●	●			\$78,649
Technology Classrooms (Fabrication Lab)																
Floor & Base Finish Materials	VCT is aging, areas of cracking, discoloration, busted edges. Some areas missing tiles. Ceramic tile is damaged, discolored, and stained. Rubber base is scuffed, damaged in high traffic areas, and often peeling away from wall.	Replace floors and rubber wall bases.	2	END	S	Approx. 2000 SF ceramic floor tile replacement, \$15 sf demo & replace including tile base = \$30,000 + MU's						●	●			\$87,388
Performing Arts - Stage																
Floor & Base Finish Materials	Wood floor, wood base. While worn, floors are well-maintained. Area in front of stage with storage doors is worn and dented, discolored.	Continue to maintain wood floors. Strip and refinish front of stage with storage doors.	2	ESL	L	Approx. 180 SF woodwork refinishing, \$5 sf strip-sand-refinish-seal = \$900 + MU's						●	●			\$2,623
Gymnasium																
Wall Finish Materials	Painted CMU. Paint is chipping in large pockets. CMU block is also showing extensive cracking, isolated areas where block is failing.	Repair all CMU cracks. Infill failing CMU. Repaint all walls.	2	ESL	S	Patch and repair approx. 50 LF of cracks, \$50 lf for stitch repairs = \$2,500 + MU's. Infill approx. 30 SF of failing CMU, \$20 sf demo & replace = \$600 + MU's. See general notes for painting quantities.						●	●			\$9,029
Door Material (Including Frame & Glazing)	Wood veneer doors with narrow lites. Painted HM frame. Wood doors are showing extensive wear and tear. Paint on HM frame is chipping off.	Replace doors. Repaint HM frames.	2	END	S	2 (3' doors), \$500 each leaf demo & replace & reinstall hardware = \$1,000 + MU's. Repaint 8 HM frames, \$75 clean-grind-repaint frames = \$600 + MU's = == TOTALS \$1,600 + MU's						●	●			\$4,665

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Grilles	2 grilles. Both are dirty, staining wall above and below.	Replace grilles.	2	END	S	Remove existing grilles, replace 2 new (5' x 5') grilles, \$750 ea demo & replace = \$1,500 + MU's						●	●			\$4,374
Locker Rooms																
Floor & Base Finish Materials	Painted concrete floor. Tile floor. Tile base. Concrete floor in good condition. Tile floors and base are in a state of disrepair. Missing and broken tiles, discolored.	Replace tile floors and bases.	2	END	S	Approx. 2000 SF of existing tile removal, replace with new tile, \$15 sf demo & replace including tile base =\$30,000 + MU's						●	●			\$87,388
Shower Configuration (Gang, Stalls)	Both Boy's and Girls have gang shower spaces. Girl's also provided with 3 shower stalls.	Gang showers are obsolete, consider adding stalls.	0	OB	I	See attached plans for reconfiguration.						●	●			\$0
Level of Privacy	Gang showers provide no privacy. Girl's shower stalls provide privacy, however the stalls do not have a changing area in front.	Provide changing area in front of shower stall.	0	OB	I	See attached plans for reconfiguration.						●	●			\$0
Level of Privacy	No privacy.	Provide private changing area.	0	OB	I	See attached plans for reconfiguration.						●	●			\$0
Locker Area Toilet Rooms																
Toilet Partitions	Baked enamel toilet partitions. Dented and scuffed in some areas.	No Action Required. Within expected service life. Replace with any large-scale locker room renovation.	3	ESL	L	Remove existing partitions. Replace with approx. 6 new standard size toilet partitions, 2 new ADA toilet partitions, \$1,250 demo & replace standard size, \$1,500 demo & replace ADA size = \$10,500 + MU's						●	●			\$30,591
Nurse and Health																
Floor & Base Finish Materials	Linoleum floor is discolored, deteriorating, and peeling away. There is a mix of wood base and rubber base. Paint on wood base is chipping away, wood is dented and scuffed. Rubber base is scuffed, damaged in high traffic areas, and often peeling away from wall.	Replace all linoleum floors. Replace all floor bases as part of wholesale floor replacement.	2	END	S	Approx. 400 SF linoleum floor replacement, \$1.50 demo & prep for new + \$4.50 linoleum + \$0.50 base ave area = \$6.50 = \$2,600 + MU's						●	●			\$7,577
Student Toilet Rooms																
Floor & Base Finish Materials	Linoleum floor is discolored, deteriorating, and peeling away. Tile floors and base are in a state of disrepair. Missing and broken tiles, discolored. There is a mix of wood base and rubber base. Paint on wood base is chipping away, wood is dented and scuffed. Rubber base is scuffed, damaged in high traffic areas, and often peeling away from wall.	Replace linoleum floors. Replace tile floors. Replace all floor bases.	2	END	S	Replace approx. 430 SF linoleum floors with ceramic tile, \$15sf w/demo & prep & ceramic tile w/tile base = \$6,450 + MU's						●	●			\$18,794

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Toilet Partitions	Baked enamel toilet partitions. Dented and scuffed in some areas.	No Action Required. Within expected service life. Replace with any large-scale locker room renovation.	3	ESL	L	Remove existing partitions. Replace with approx. 8 new urinal divider partitions, 14 new ADA toilet partitions, and 8 new standard toilet partitions, \$1,000 urinal partition demo & replace + \$1,250 standard toilet partition demo & replace + \$1,500 ADA partition demo & replace = \$39,000 + MU's						●	●			\$113,604
Staff Toilets																
Floor & Base Finish Materials	Linoleum floor is discolored, deteriorating, and peeling away. Tile floors and base are in good condition.	Replace linoleum floors and rubber base.	2	END	L	Remove approx. 200 SF Linoleum, replace with approx. 200 SF new ceramic tile on floor, \$15sf w/demo & prep + \$13 sf ceramic tile w/tile base =\$3,000 + MU's						●	●			\$8,739
Wall Finish Materials	Painted GWB. Dented and chipping areas, particularly at outer corner areas. Scuffed, marked, showing wear and tear from heavy traffic, abuse. Ceramic tile up to 4' above floor in some.	Patch and repaint all GWB. Install tile up to 4' along walls with no tile protection.	3	ESL	L	Approx. 300 SF new tile 4' up bathroom walls, demo gyp + new tile backer board + tile wainscot = \$17.50 sf = \$5,250 + MU's. See general notes for repainting quantities.						●	●			\$15,310
Mirrors	Wall-mounted mirrors provided, missing in 1 staff bathroom.	Provide 1 wall-mounted mirror.	3	ESL	S	1 (18" x 30") wall-mounted mirror = \$100 + MU's						●	●			\$290
Door Material (Including Frame & Glazing)	Wood veneer doors, no lites. Painted HM frames. 1 original wood door with wood frame and trim is showing its age - denting, scuff marks, deterioration of wood.	Replace 1 door	3	ESL	N/A	Remove existing door, install 1 (3' x 7') wood veneer door and painted HM frame, \$1,500 demo & replace door & frame include lockset and closer + MU/s						●	●			\$4,374
Mechanical and Service Spaces																
Ceiling Finish Materials	Exposed concrete deck. Painted.	Repaint concrete deck.	2	END	S	Repaint approx. 3000 SF concrete deck, \$2 sf prep-repaint = \$6,000 + MU's						●	●			\$17,478
Door Material (Including Frame & Glazing)	Wood and metal doors with HM frames. All are in relatively poor condition.	Replace doors and frames.	2	END	S	Replace 4 existing doors and frames with 4 new HM doors and frames, \$1,500 door & frame demo & replace including lockset & closer = \$6,000 + MU's Change to (20) existing doors.						●	●			\$87,388

Total Years 11 - 15	\$4,672,448
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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations																
															\$0	
BUILDING EXTERIOR																
Exterior Wall Cladding																
Materials	Brick, Glass Block, Granite Block, CMU block (at lower level entry). Brick seems to be in fair condition. Isolated areas of cracking, spalling brick. It should be noted that the exterior brick is in the process of being repointed. Repointed brick looks good, although gymnasium brick needs repointing as well. Glass block is broken, failing in numerous areas. Granite block and CMU appear to be in good condition.	Continue work repointing brick. Patch isolated cracking, replace spalled brick. Recommend removal of all glass block, replace with functional and energy efficient system. Remove staining on CMU block with light pressure wash. Repoint brick around Gym.	2	ESL	L	Remove approx. 1,200 SF of 12" x 12" glass block, replace with thermally broken aluminum window system. Will assume lintels already in place above glass block in good condition u.n.o., \$75 sf demo & replace glass block with alum window system + MU's. Approx. 10,000 SF of gymnasium brick needs repointing - confirm that this is not under current scope of work. Will exclude u.n.o. Nevermind note about lintels - glass block lintels quantified below. Price 10,000 SF of brick repointing									\$244,431	
Spalling, Staining, Efflorescence	Efflorescence does not appear to be an issue. Brick spalling in isolated areas. Large areas of brick staining under exterior vents and grilles.	Light pressure wash of brick in areas of staining.	2	ESL	L	Replace 30 SF spalled brick, particularly at outside corners, \$25 sf demo & replace + MU's.									\$6,356	
Windows																
Frame Materials	Painted aluminum. Paint is fading, staining. Broken seals at glass units.	Replace all windows over long term	2	END	L	Replace 50 (4'-8'-6" (34 SF)) windows @ \$70 + MU's all windows Replace 100 (4' x 11' (44 SF)) windows Replace 120 (4' x 10' (40 SF)) windows = = = TOTALS 10,900 sf @ \$70 = \$763,000 + MU's .. Existing blocking re-used Confirmed to replace all windows, include new blocking									\$2,486,676	
Storm Windows and Insect Screens	Lower level windows next to playground have protection screens, metal grilles. Showing age, rusting, wear and tear. No insect screens.	Replace protection grilles. Recommend adding insect screens to all windows.	2	END	L	Replace 17 (4' x 4') steel protection grilles, allow \$500 per grill demo & replace + MU's\. Install 270 (4' x 4') insect screens, allow \$150 per insect screen + MU's = = = TOTALS \$49,000 + MU's									\$159,695	

LEGEND		
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Sills	Granite sills - covered in red dust from repointing. Brick sills in good condition. Precast concrete sills at glass block openings are stained, spalling in some locations.	Pressure wash granite sills. Replace precast concrete sills (as part of glass block replacement).	2	END	L	Clean 500 LF of granite sill, allow \$2.50 per sf with sill 12" total depth assumed = \$1,250 + MU's. Remove and replace 200 LF of precast concrete till, allow \$50 lf demo & replace = \$1,000 + MU's; = = = TOTALS \$2,250 + MU's						●	●			\$7,341
Lintels	Painted steel lintels. Heavy rusting on lintels associated with glass block. Other lintels show minor rusting, paint chipping.	Replace lintels in openings where glass block occurs (along with glass block replacement). Exterior lintels occurring at the gymnasium	2	END-ESL	L	Approx. 300 LF of steel lintel needs replacement, assume 2 ea 4" x 4" back to back angels = 1						●	●			\$124,332
Exterior Doors - Main Entrance																
Glazing Type and Color	Clear, single pane	Replace with energy efficient insulated glazing.	0	OB	L	Remove and replace approx. 75 SF (5 panes) of insulated glazing, assumes new perimeter glass					●	●	●			\$7,341
Exterior Doors (not including Main Entry)																
Materials	Lower level entry, aluminum storefront system. Appears to be in good condition. Other exterior doors are generally service doors, painted HM doors and frames. HM doors and frames at building rear are in rough condition, and have dated hardware. Paint chipping, and rust is showing. Gymnasium side entry is an aluminum system, showing signs of heavy wear and dated hardware.	Replace aluminum storefront system (rear side of gymnasium). Replace HM doors and frames at building rear.	2	END-ESL	L	Replace aluminum storefront system, 3 (3' doors), 10' high system (glass transom) at gym side entry, 100 sf total area, 60 sf door leaf & 40 sf sidelite-transom = \$85 sf demo & replace sidelite & transom + \$2,800 demo & replace each storefront entry door = \$11,800 + MU's.. Replace 7 (3' door) HM doors and frames at rear of building, \$2,500 per door/frame demo & replace = \$17,500 + MU's. = = = TOTALS \$29,300 + MU's						●	●			\$95,499
Fascia, Trim, Soffits & Overhangs																
Materials	Copper fascia looks good. The gymnasium addition has a painted wood fascia. The paint on the wood fascia at the gym perimeter is chipping, peeling away. This includes the paint on the fascia board at the two canopies attached to the gym, and the low roof adjacent to gym side entry. As well as the fascia on the "dunce cap" canopy lower entry. Both gym canopies have deteriorating, chipping, discolored EIFS. Looks like it is already a hazard (falling pieces) Wood soffit paneling at main entry canopy. Beautiful woodwork, showing signs of weathering, discoloration.	Refinish and repaint fascia board wood at gym and canopy perimeters. Replace EIFS at canopies. Refinish wood soffit paneling at main entry.	2	ESL	L	Refinish/repaint approx. 600 LF (9" tall fascia board), 450 sf area @ \$3.50 sf clean-pre-repaint = \$1,725 + MU's; Replace approx. 200 SF EIFS, \$20 sf demo & replace, assumes some flashing & barrier wrap work behind = \$4,000 + MU's. Refinish approx. 150 SF wood soffit paneling, \$5 sf clean-sand-refinish = \$750 + MU's = = = TOTALS \$6,475 + MU's						●	●			\$21,103
Sealants & Expansion Joints																

LEGEND		
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Window / Door Perimeter Sealant	Contractors on site who were repointing brick noted that in previous repointing efforts, contractors failed to remove existing sealant around windows, and covering sealant with mortar. Current repointing involves removing door and window sealant and replacing with new sealant. Sealants around doors and grilles showing signs of deterioration, cracking, failure.	All window sealants will be replaced when windows are replaced. Replace sealants around all exterior doors and grilles.	2	END	L	Approx 400 lf sealant, \$3.50 lf to rout out & replace = \$1,400 + MU's.										\$4,569
Building Joint Sealant	Building sealant around gymnasium volume and canopies is deteriorating, breaking away.	Reseal building joints in rear of building.	2	END	L	Approx 200 lf sealant \$5 lf to rout out & replace & backer rod = \$1,000 + MU's.										\$1,505
Roof Assembly & Flashing																
Material, Type, Color	EPDM, black over main building volumes. Appears to be in good condition. Maintenance staff noted they haven't had issues lately. Repairs were made a few years ago to gymnasium roof, which was leaking in places. No current issues. Duncce cap roof is standing seam metal roof, appears to be in good condition. Rear building volume adjacent to cafeteria/gymnasium is asphalt shingle, appear to be in good condition.	Budget for replacement at end of service life	3	ESL	L	33,100 SF										\$1,294,506
Roof Drains (Covers)	Mix of plastic and steel roof drain covers. Noted one drain on cafeteria roof where cover is missing.	Replace roof drain cover.	3	ESL	L	Replace 1 steel drain roof cover, \$150 + MU's										\$487
Gutters and Downspouts																
Locations and Materials	Gutters, downspouts located at lower entry "duncce cap". Appears to be in fair condition, although paint is fading and is showing areas of rust.	Refinish and repaint.	2	ESL	L	Refinish, repaint 50 LF gutter, 10 LF downspout, assume 15" average gutter or downspout width/circumference dimension =75 total sf area @ \$5 sf clean-scrape-prep-repaint = \$375 + MU's										\$1,224
Splash Block or Tied to Storm Drainage	Doesn't appear to be either	Add splashblock.	-	-	L	Install new splash block Price (1) new splashblock										\$1,224
Decorative Items or Features																
Types and Locations	Steel structure of "Duncce cap" lower entry canopy, paint on structure beneath canopy is chipping away and peeling, steel is rusting. Decorative spiral columns supporting "duncce cap" columns, paint is chipping, fading.	Refinish and repaint steel structure beneath "duncce cap". Refinish and repaint decorative spiral columns.			L	Refinish, repaint approx. 400 SF steel structure beneath "duncce cap" canopy, \$6 sf clean-scrape-prep-repaint = \$2,400 + MU's. Refinish, repaint 5 spiral columns, 18" diameter, 10' high. (5' circumference x 10' x 5 columns = 250 SF), \$6 sf clean-scrape-prep-repaint = \$1,500 + MU's = = TOTALS \$3,900 + MU's										\$12,711
Other Observations																
Brick repointing at roof chimney	It appears that during repointing efforts at roof chimney, masons covered building sealant with mortar. Also, mortar drippings were left on roof, items penetrating roof.	Remove mortar and sealant, reseal. Remove leftover mortar drippings.	2	ESL	L	400 lf sealant @ \$5 clean & reseal = \$2000 + MU's										\$6,518

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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			SEE LEGEND				EVALUATION CRITERIA										
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	* OPINION OF PROBABLE COST	
Wood cupola feature	Wood boards that compose the wood cupola on the roof are deteriorating, and paint is chipping off.	Rebuild cupola.	1	END	L	300 sf refinishing & repainting, \$7.50 sf due to height on roof = \$2,250 + MU's; excludes replacing deteriorating wood boards. Recommending demolishing and completely rebuilding wood cupola. Approx. 100 SF. Eight-sided cupola. Approx. 15 feet tall, with decorative done top. Cupola sides are wood slat vents.										\$81,477	
																Total Years 16 -20	\$4,556,994

LYMAN MOORE MIDDLE SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
<u>Condition Level</u> 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	<u>Life Cycle (Age Factor)</u> N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	<u>Action Priority</u> I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA										* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Year 0 (Fiscal Year 2017) - Immediate Recommendations																	
																\$0	
															Total Year 0	\$0	

LYMAN MOORE MIDDLE SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations																
SITE																
Parking																
Paving Materials	Bituminous - pavement at parking in front of building good. Pavement along primary route and parking lot side of building- Poor	Mill and repave primary route and parking lot at side of building.	1	END	S	47,000 s.f. @ \$1.25								●		\$110,213
Curbing Materials & Wheel Stops	No wheel stops or curb at side parking lot. Concrete curb at front in poor condition	Wheel stops needed at side parking lot adjacent to athletic field. Replace poor curbing sections	2	ESL	S	150 lf curb@\$10		●								\$2,813
Parking Striping Condition	Good, White/ Faint Arrows	Repaint arrows around access loop.	2	ESL	S	200sf@\$2		●								\$499
Number of Spaces (Regular & ADA)	4 ADA, only 1 sign, non compliant grades, no van accessible parking	Adjust parking grades to be less than 2% within ADA parking. Repaint to include van accessible aisle.	1	END	S	1400 s.f. @\$4 stiping: 250 lf@\$0.50				●						\$10,740
Accessible Parking Signage	Only 1 sign	Install 1 ADA sign per space.	2	ESL	S	\$350 + MU's				●						\$656
Vehicular Drop-Off & Pick-Up Areas																
Locations	No separation	Further investigate and study: Paint and/or install curbing and signage to better define and separate bus and parent drop off locations.	2	ESL	S	Budget for additional study		●								\$12,465
Car & Bus Separations	No strong delineation from cars and buses, only 1 sign															
Vehicular & Pedestrian Circulation																
Traffic Markings & Traffic Signage	Need better signage for no parking spaces	Install no parking signs	2	ESL	S	8@\$125		●		●						\$1,876
Walkway Materials	Bituminous, walk along east side in poor condition	Replace walkway on east side of building.	2	ESL	S	3000s.f@\$2.50		●		●			●			\$14,069
Curb Cuts & Detectable Warning Strips	No panels on site	Install detectible warning panels at crosswalks.	0	OS	S	3000s.f@\$2.50		●		●						\$14,069
Pedestrian Ramp Location & Materials	Bituminous and concrete - Fair	Adjust transitions to 1/4" or less where applicable.	2	ESL	S	Mill and Overlay 200s.f. @\$5		●		●						\$1,876
Service Area																
Loading Dock or Leveler	1 at front (still used?), no markings at entrance to not block	Install no parking sign.	2	ESL	S	\$350 + MU's		●								\$656
Trash & Recycling Containers (# & Size), Trash Compactor (size)	1- 10 yd solid, 1- 6 yd recycle, no screening, poor placement	Relocate dumpsters and install screening.	2	ESL	S	10' x 15' exclusive screened area w/8" concrete on 12" gravel & gate & bollards, \$5,750 + MU's		●							●	\$10,786
Site Furniture & Accessories																
Types, Locations, Materials	Propane @ loading	Make fence more secure	2	ESL	S	50lf@\$50	●	●								\$4,689
Site Drainage																

LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Ponding	Evidence of ponding at side parking lot.	Install catch basin or adjust grade to drain.	2	ESL	S	1cb@\$2500 pave adjust: 100s.f@\$4							●			\$5,440
STRUCTURAL																
Exterior Wall Construction	Brick veneer tied to CMU walls.	Replace corroded lintels	2	END	S	Approx. (25) lintels, 100 lf +/-						●	●			\$43,628
Exterior Wall Construction		Replace base sealants at areas of newer construction	2	END	S	Approx. 600 lf						●	●			\$1,807
BUILDING EXTERIOR																
Exterior Stairs and Ladders																
Locations and Materials		Replacing handrails, or provide missing handrails, to meet required extensions beyond the bottom of the stair.	2	END	S	A total of 45 linear feet of replaced painted round pipe handrail. Single line wall pipe rail assumed @ \$30 demo & replace = \$1,350 + MU's			●	●						\$2,537
Locations and Materials	Concrete ADA ramp. Handrail mounted to ramp has come loose	Replace handrail mounted to ramp	2	ESL	S	A total of 40' of painted round metal handrail mounted to ramp double line ground mount rail assumed @ \$80 demo & replace = \$3,200 _ + MU's Correct, provide double line ground mount rail.			●	●						\$6,008
Other Observations																
	(2) interior courtyards are not accessible	Recommend providing accessible ramp to each courtyard	3	ESL	S	(2) 18'x5' concrete ramps @ 1450 sf with a total of 72 linear feet of painted round metal handrail @ \$75 (36 linear feet per ramp), \$13,500 per ramp dig-bf-12" gravel-foundation-slab-ground mount rails x 2 ramps + \$72' rails @ \$75 = \$5,400 = \$32,800 + MU's			●	●						\$61,533
BUILDING INTERIOR																
Main Entrance / Main Lobby																
Door Configuration (Vestibule?)	No secured entrance or vestibule.	Recommend providing a secured entry directly into administration area in future renovations. Renovate / reconfigure reception area of main office and renovate portion of main lobby to create a secured entry sequence that brings visitors into main office before entering into student occupied areas.	0	OB	S	800 Square Feet of complete interior renovations. \$125 sf = \$100,000 + MU's	●									\$187,598
Corridors																
Wall Projecting Objects	Drinking fountains are not located in alcoves and do not have cane detection devices.	Provided painted round metal cane detection devices to either side of the drinking fountain to meet ADA requirements	0	OB	S	(5) painted round metal cane detection devices. Two for each fountain. 10 total @ \$250 = \$2,500 + MU's				●						\$4,693
Science Classrooms																

LEGEND		
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3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Sinks (ADA compliance)	Stainless steel counter mounted sink, varying quantities in each classroom. Each classroom had one ADA compliant sink with the exception of one classroom. Sinks had stainless steel goose neck faucets. All in good condition	Recommend providing ADA compliant sink in the one remaining classroom.	N/A	OB	S	(1) counter mounted stainless steel sink at ADA height. See above for counter quantities \$2,250 w/new rough + MU's				●						\$4,226
Art Classrooms																
Casework	A mix of plastic laminate, wood veneer, and metal in varying age and condition	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	3	ESL	S	Provide the following in the (2) Art rooms: (1) 20'x2' Plastic Lam counter at ADA height @ \$90 demo-replace = \$1,800 ea room; (4) 48" double door base cab with drawers 16 lf @ \$275 demo-replace = \$4,400 ea room; (1) 48" ADA sink apron \$400 ea room (2) 12'x2' butcher block wood counter tops 24 lf @ \$100 = \$2,400 ea room (12) 3 tier metal locker base cabs, vented \$500 ea = \$6,000 per room (2)36" tall storage cabinet \$900 ea = \$1,800 per room (2) 36" open shelf tall storage \$750 ea = \$1,200 per room (2) 48" open shelf tall storage \$900 ea = \$1,800 per room = = = TOTALS \$19,800 per room x 2 = \$39,600 + MU's				●		●	●			\$74,291
Gymnasium																
Wall Pads	Wall pads located at walls below backstops in good shape.	Recommend adding more wall pads at wall behind backstop in front of equipment storage room.	3	ESL	S	10 lf wall pad 6' ht assumed = 60 sf @ \$8.50 = \$510 + MU's		●								\$960
Weight Room / Fitness Room																
Door Hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware.	1	OB	S	replace one (1) door knob with ADA compliant hardware, \$500 assumes wood door w/modifications + MU's			●	●						\$941
Locker Rooms																
Shower Configuration (Gang, Stalls)	CMU shower stalls with shower curtains and one ADA stall. Composite shower bases are in poor condition.	Clean shower stall bases of all residue and stain as part of standard maintenance practice	2	ESL	S	(8) 36"x36" stalls (2) 60"x36" stalls 102 sf total area @ \$5 = \$510 + MU's				●						\$960
Nurse and Health																

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3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Other Observations	Restroom in nurses suite is non-ADA due to size and missing grab bars.	Recommend providing an ADA compliant bathroom in the nurses suite.	0	OB	S	Interior renovation of 250 square feet to reconfigure the bathroom and exam area to provide an ADA compliant restroom and lay down / cot area. Construction to consist of metal stud gyp partition extending to underside of deck, (2) wood veneer HM frame door, Carpet tile floor, 2x4 ACT ceiling, wall mounted sink and floor mounted water closet, ADA grab bars \$150 sf = \$37,500 + MU's				●						\$70,352
ELECTRICAL																
Life Safety																
Fire Alarm	1980's vintage conventional zoned FCI control panel. Occupant notification has been update to comply with ADA requirements in approximately 1/3 of the building, but remaining areas do not comply with current standards.	Update to fully addressable system.	1	OB	S	Carry complete new system for 104,424 sf		●								\$244,314
Emergency Lighting	Emergency battery units with integral and remote heads. Heads are a mixture of LED and incandescent. LED illuminated exit signs with integral battery backup.	Replace older units as they fail. Provide outdoor emergency lighting at building exits.	2	ESL	S	Carry replacement of (45) indoor emergency lighting units and addition of (14) outdoor units.		●								\$56,093
SECURITY																
Secure Entry Vestibule	None	Recommend providing a secured entry directly into administration area in future renovations. Renovate / reconfigure reception area of main office and renovate portion of main lobby to create a secured entry sequence that brings visitors into main office before entering into student occupied areas.	0	OB	S	800 Square Feet of complete interior renovations. \$125 sf = \$100,000 + MU's	●									\$187,598
Intrusion Alarm System	Bosch system connected to district-wide network	System will reach the end of its anticipated useful life within 15 years.	3	ESL	S	Carry Complete system replacement for 104,424 sf	●									\$117,171
Security Camera System	POE cameras connected to district DVR servers, which are located at PATHS	Add exterior cameras to cover the outdoor area at the west side of the building north of the gym	2	ESL	S	16 cameras	●									\$68,558

Total Years 1 - 5	\$1,324,115
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LYMAN MOORE MIDDLE SCHOOL
Capital Plan Detailed Scope of Work

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations																	
PLUMBING																	
Domestic distribution piping	Copper pping lead solder (1950s)	Copper system beyond service life--replace	2	END	L	\$/SF @ 70K SF							●	●		\$2,018,900	
Sanitary Waste and Vent System	Cast Iron (1950s) and PVC	Cast iron sanitary beyond service life--replace.	2	END	L	\$/SF @ 70K SF							●	●		\$1,164,750	
Storm Drain System	Cast Iron (1950s) and PVC	Cast iron sanitary beyond service life	2	END	L	\$/SF @ 70K SF							●	●		\$504,725	
MECHANICAL																	
Heating Plant	(2) Burnham Industrial 5,021 MBH Gross Output steam boilers, 1991 est. mfg. Provides steam to Lyseth; steam and hot water to Moore. The HX and original pumps were installed during the 96 renovation. Condensate return pumps are in good condition. Boiler feed system appears older than the 96 renovation date.	Convert boiler plant from steam to hot water.	1	END	L	Figure (2) 2,700 MBH gas condensing boilers with appurtenances (exp tank, etc)							●	●		\$737,675	
Air Handling Unit Systems (1996 Addition)	Roof top H&V units 1996 mfg. Assumed 5,000 cfm. Each: (2) units 1996 class wing addition, (1) café, (1) gym.	Units are nearing their usefull service life (5 yeaaars left) Replace in kind.	2	END	L	(5) 5,000 cfm rooftop H & V units.							●	●		\$349,425	
Pumps	7 1/2 hp hot water pumps to the building were replaced in 2012.	The expected service life of a base mount pump is 25 years. Add (2) 150 gpm pumps w/VFDs to serve original building at time of steam to HW conversion. Replace exisitng (2) 7 1/2 HP pumps with VFD pumps.	3	ESL	L	Figure (4) 175 gpm pumps w/VFDs							●	●		\$0	
Terminal Unit Systems Heating	Convective heating units and CUHs are mostly HW units.	CUHs and convective units at end of expected service life of 20 years- replace units.	2	END	L	Figure (20) units at \$2,500 ea.							●	●		\$108,710	
Terminal Unit Systems Classes (Addtion 1996)	Reheat duct coils serving classrooms from H&V rooftop unit.	Reheat duct coils are at the end of their expected service life. Replace coils in kind.	2	END	L	Figure (35) 14 x12 duct coils							●	●		\$77,650	
Terminal Unit Systems Unit ventilators (original building side)	Floor mount (steam) and ducted (HW) unitventilators are end of expected service life of 20 years.	New rooftop ERU units with HW coils to provide classroom ventilation. Install system at time of steam to HW conversion. Assume (4) 2,500 cfm units. Install fintube to classrooms for heating.	2	END	L	(4) Rooftop ERUs 2,500 cfm. \$/SF @ 70K SF for uninsulated ductwork. Figure 800 ft fintube							●	●		\$271,775	
Exhaust Systems	Roof top toilet power exhausters and unit ventilators relief hoods	Nearing end of service life--remove and incorporate as part of the new ERU ventilation at time of steam to HW conversion.	2	END	L	No price--ductwork modification figured in above.							●	●		\$0	
Piping System (HW for 1996 Reno)	Piping mains were replaced in 2012 due to victaulic fitting failure.	No Acrtion Required for recently replaced mains. Replace copper runouts to coils.	3	ESL	L	Figure \$/SF @ 15K SF for insulated for runnouts to HW coils.							●	●		\$232,950	
Piping System (Steam original Bldg)	Steam piping is original to the 1950's buildings. This piping is beyond is expected service life of 30 years.	Replace steam piping with HW piping system at time of steam to HW conversion.	2	END	L	Figure \$/SF @ 70K SF --pipe with insulation.							●	●		\$1,863,600	
Automatic Temperature Controls	Vintage pneuymatics and some DDC electric.	Pneumatics are end of service life- replace complete system for original building and 1996 addition at time of steam to HW conversion.	2	END	L	Figure \$/SF @ 104K SF.							●	●		\$807,560	
ELECTRICAL																	

LYMAN MOORE MIDDLE SCHOOL
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Service	Underground primary to utility transformer vault in building. The vault was not accessible at the time of our visit as it requires utility company presence to access. Comments regarding life cycle are based on the general building vault arrangement being an obsolete design. The school has had repeated issues with squirrels shorting the overhead utility primary, resulting in power outages due to blown utility cutouts.	Update to padmount transformer. Further investigation by utility company is required to determine cause of shorts due to squirrel activity.	2	OB	L	Carry complete new service entrance for 104,424 sf						●	●			\$132,005
Equipment	(1) 1995 vintage 800A panelboard and (1) 1960 vintage switchboard	Update to a single switchboard as part of service upgrade	2	END	L	Carry new 1600A, 208/120V 3-phase switchboard						●	●			\$83,862
Panels	Mix of 1960 vintage and 1995 vintage panelboards	Replace 1960 vintage panelboards. All panels will reach the end of their anticipated useful lives within 10 years.	2	END	L	Carry complete power distribution system replacement fo 104,424 sf						●	●			\$526,467
Branch Circuits	Receptacles appear to be located appropriately for the current program. Some receptacles located near sinks science rooms do not include GFCI protection.	Provide GFCI protection for receptacles in accordance with current code.	2	ESL	L	\$2,000 + MU's						●	●			\$4,675
Exterior Building Lighting	LED wall packs. Some fixtures are not properly secured.	Repair or replace fixtures that are not properly secured.	2	ESL	L	Carry replacement of (4) LED wall packs in the immediate						●	●			\$5,591
Exterior Building Lighting	LED wall packs. Some fixtures are not properly secured.	All fixtures will reach the end of their anticipated useful lives within 20 years	2	ESL	L	Carry replacement of (20) in the long term						●	●			\$27,954
Interior Lighting																
Classrooms	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	END	L	Carry complete interior lighting replacement for 104,424 sf						●	●			\$1,888,448
Offices	Recessed fluorescent fixtures with parabolic diffusers and T8 lamps	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	ESL	L							●	●			
Corridors	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●			
Toilets	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●			
Mech/Storage	fluorescent strips with T8 lamps	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●			
Assembly					L							●	●			
Gym	T8 fluorescent high bays	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●			
Life Safety																

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Emergency Lighting	Emergency battery units with integral and remote heads. Heads are a mixture of LED and incandescent. LED illuminated exit signs with integral battery backup.	Replace older units as they fail. Provide outdoor emergency lighting at building exits.	2	ESL	L	Carry replacement of (45) indoor emergency lighting units and addition of (14) outdoor units.						●	●			\$69,885
Total Years 6 - 10																\$10,876,606

LYMAN MOORE MIDDLE SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
<u>Condition Level</u> 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	<u>Life Cycle (Age Factor)</u> N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	<u>Action Priority</u> I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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Category	Description and General Comments	Recommended Action	See Legend			Quantity Info	Evaluation Criteria										* Opinion of Probable Cost
			Cond. Level	Life Cycle	Action Priority		Security	Health & Safety	Code Compliance	ADA/ Accessibility	Sustain - Ability	Extending Bldg. Life	Operation & Maintenance	Impact on Learn. Env.	Aesthetics & Appearance		
Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations																	
Building Interior																	
General Notes																	
Interior wall base finish material	Resilient rubber base is in fair condition and should be replaced in 11-20 years	Replace all resilient rubber wall base with new resilient rubber base through out the entire building	3	ESL	L	New resilient rubber wall base for a 102,000 GSF two story building @ \$0.50 per sf floor = \$51,000 + MU's						●	●			\$148,559	
Wall Finish Materials		Budget for repainting entire interior, including doors and frames	2	ESL	L	Base on 102,000 GSF						●	●			\$594,237	
Main Entrance / Main Lobby																	
Entrance Mats	(3) large lay down walk-off mats in good condition	To preserve interior finishes it is our recommendation to replace with more robust walk-off carpet sequence at the main entrance. Provide an area of aggressive grade walk-off material at the exterior of the vestibule. Provide a mild grade walk-off mat product as finish floor in the vestibule. Provide an area of low grade walk-off carpet in the main lobby. Schedule work with secured entry vestibule renovation	3	ESL	L	150 Square Feet of aggressive grade walk-off mat. \$17.50 recycled rubber matt = \$2,625 + MU's 250 Square Feet of mild grade walk-off mat. \$15 sf = \$3,750 + MU's 1,000 Square feet of low grade walk-off mat @ \$10 = \$10,000 + MU's = = TOTALS \$16,375 + MU's						●	●			\$47,700	
Ceiling Finish Materials	2x2 ACT in good condition	Recommend replacing 2x2 ACT ceiling system complete.	3	ESL	L	1,300 sf 2 x 2 @ \$6 demo & replace = \$7,800 + MU's						●	●			\$22,723	
Corridors																	
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	15,000 sf @ \$4.50 demo-replace = \$67,500 + MU's						●	●			\$196,627	
Lockers	Double tier metal lockers, vented, and ADA compliant. Lockers are in fair condition	Recommend replacing lockers with new double tier painted metal vented lockers	3	ESL	L	500 lf lockers double tier \$135 opng demo-replace =\$135,000 + MU's						●	●			\$393,245	
Doors opening into Corridors (rating, closers, hold-opens, swing, widths)	Most doors opening into corridors have closers but no hold opens (wood stops are used). Swings and widths are compliant.	Remove wood stops and provided hold opens at doors that are intended to remain open	0	OB	L	Provide magnetic closers for a total of (40) doors) quantity unclear A total of 40 doors						●	●			\$29,129	
Stairs and Exits																	
Floor & Base Finish Materials	VCT with resilient rubber wall base	Replace damaged floor tile (isolated areas around floor catches at doors).	1	END	L	30 sf @ \$7.50 =\$225 + MU's						●	●			\$658	
Ceiling Finish Materials	2x4 ACT in fair condition. Painted GYP under stair landings and stringers	Recommend replacing with new 2x4 ACT ceiling complete. Repaint GYP ceilings.	2	ESL	L	Paint 1,000 sf allowance \$1.50 pre-repaint = \$1,500 + MU's .. 700 sf ACT @ \$4.50 demo-replace = \$3,150 + MU's						●	●			\$13,549	
Handrails (height, extensions, profile)	Painted round metal handrails in fair condition. Heights, extensions, and profile are all compliant.	Recommend repainting handrails as part of standard maintenance practice	2	ESL	L	180 lf single line pipe rail assumed @ \$10 = \$1,800 + MU's Correct, single line pipe rail wall mounted.						●	●			\$5,245	
General Purpose Classrooms																	

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Floor & Base Finish Materials	A mix of broadloom carpet and VCT with resilient rubber wall base	Recommend replacing broadloom carpet with new carpet tile	3	ESL	L	An average of 800 square feet in each carpeted classroom (total of 17 classrooms) @ \$6 sf demo-prep-replace = \$81,600 + MU's						●	●			\$237,699
Wall Finish Materials	A mix of painted GYP, painted CMU, and some classrooms have operable partitions in fair condition (some used frequently and some not used at all)	Recommend replacing operable wall finishes with white board finish.	3	ESL	L	A total of 180 linear feet of operable wall finishes to be replaced with white board finish, 4' ht assumed = 720 sf @ \$30 demo-replace = \$21,600 + MU's Correct, 4' height						●	●			\$62,923
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	An average of 800 square feet in each classroom (total of 35 classrooms) \$4.50 sf demo-replace =\$126,000 + MU's						●	●			\$367,029
Casework	A mix of plastic laminate, wood veneer, and metal in varying age and condition	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	3	ESL	L	Provide the following in each classroom (35 classrooms): (2) 36" tall cabinet \$750 ea = \$1,500 per class; (4) 36" Tall open book shelves \$600 ea = \$2,400 per class; (6) 36"x48" open book shelves 18 lf @ \$150 w/demo = \$2,700 per class = = TOTALS \$231,000 + MU's						●	●			\$672,886
Visual Display Surfaces	Tack board, white board, and laminate white board surface installed over chalk board.	Remove laminate white board material and chalk board behind with white board.	2	OB	L	Provide (1) 20' of wall mounted white board in each classroom (35 classrooms), 4' ht assumed @ \$30 demo-replace =\$84,000 + MU's						●	●	●		\$244,686
Science Classrooms																
Floor & Base Finish Materials	VCT with resilient rubber wall base in fair condition	Recommend replacing VCT floor with new VCT	3	ESL	L	7,500 sf vct demo-replace w/wall base @ \$5.25 =\$39,375 + MU's						●	●			\$114,698
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	7,500 sf @ \$4.50 demo-replace = \$33,750 + MU's						●	●			\$98,314
Casework	A mix of plastic laminate w/ science counter tops and a variety of plastic laminate, metal, and wood casework.	Recommend replacing all casework in science labs to match the plastic laminate casework with "science tops" in the labs on the second floor	3	ESL	L	A total of 350 linear feet of phenolic counter tops on level 1 only. Level 2 is OK as is. \$150 If demo-replace tops only = \$52,500 + MU's							●			\$152,934

LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Visual Display Surfaces	Tack board, white board, and laminate white board surface installed over chalk board.	Remove laminate white board material and chalk board behind with white board.	2	OB	L	Provide (1) 20' of wall mounted white board in each classroom (2 classrooms) 4' ht assumed, 80 sf total @ \$30 demo-replace = \$2,400 + MU's						●	●	●		\$6,997
Science Prep Rooms																
Floor & Base Finish Materials	VCT with resilient rubber wall base in fair condition	Recommend replacing VCT floor.	3	ESL	L	300 sf vct demo-replace w/wall base @ \$5.25 =\$1,575 + MU's						●	●			\$4,587
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	300 sf @ \$4.50 demo-replace = \$1,350 + MU's						●	●			\$3,939
Life Science (Home Ec.)																
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	1,800 sf @ \$4.50 demo-replace = \$8,100 + MU's						●	●			\$23,594
Art Classrooms																
Floor & Base Finish Materials	VCT with resilient rubber wall base. Floor shows areas of previous patch jobs. Base is in fair condition	Recommend replacing VCT floor with new VCT floor to provide a uniform floor finish and condition.	2	ESL	L	3,000 sf vct demo-replace w/wall base @ \$5.25 =\$15,750 + MU's						●	●			\$45,881
Ceiling Finish Materials	2x4 ACT in poor condition. Tiles are sagging and many tiles are damaged	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	3,000 sf @ \$4.50 demo-replace = \$13,500 + MU's						●	●			\$39,329
Visual Display Surfaces	Chalk board, tack board, and white board	Replace chalk board with white board	1	OB	L	48" x 120" 40 sf @ \$30 demo-replace = \$1,200 + MU's						●	●			\$3,503
Other Observations	Wood top, metal base work stations (4) are heavily worn and beat up.	Recommend replacing work stations with new work stations of better quality material	2	END	L	4 ea 60" x 60" work stations 20 lf @ \$350 = \$7,000 + MU's						●	●			\$20,390
Technology Classrooms																
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	1,300 sf @ \$4.50 demo-replace = \$5,850 + MU's						●	●			\$17,042
Special Education Classrooms																
Floor & Base Finish Materials	A mix of broadloom carpet and VCT with resilient rubber base in fair condition	Recommend replacing broadloom carpet with new carpet tile	3	ESL	L	2,400 sf @ \$6 demo-replace = \$14,400 + MU's						●	●			\$41,952
Ceiling Finish Materials	2x4 ACT in poor condition. Tiles are sagging and many tiles are damaged	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	4,600 sf @ \$4.50 demo-replace = \$20,700 + MU's						●	●			\$60,301
Casework	A mix of plastic laminate, wood veneer, and metal in varying age and condition	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	3	ESL	L	Provide the following in each classroom (8 classrooms): (2) 36" tall cabinet \$750 ea = \$1,500 per room; (3) 36" Tall open book shelves \$600 ea = \$1,800 per room; (4) 36"x48" open book shelves \$150 lf for 16 lf =\$2,400 per room; = = = TOTALS \$45,600 + MU's						●	●	●		\$132,833

LEGEND		
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		SEE LEGEND				EVALUATION CRITERIA										* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Visual Display Surfaces	Tack boards and white boards. White boards are older and shown stain from markers that wont erase easily.	Recommend replacing white boards	2	ESL	L	Provide a total of (5) 20' wall mounted white boards 4' ht assumed, 400 sf @ \$30 demo-replace = \$12,000 + MU's						●	●	●		\$34,955
Cafetorium																
Flooring		Recommend repainting gaming lines.	2	ESL	L	(1) full basketball court (3) racquetball courts Allowance 1,000 lf game lines @ \$5 lf w/masking = \$5,000 + MU's						●	●			\$14,565
Backstops (quantity, mounting type, manual/motorized)	(2) ceiling mounted backstops, fixed, in fair condition (dated)	Recommend replacing backstops.	3	ESL	L	(2) ceiling mounted, fixed, backstops \$5,000 ea w/demo = \$10,000 + MU's						●	●			\$29,129
Door Material (Including Frame & Glazing)	A mix of wood veneer door and painted metal door, all in painted hollow metal frames. A mix of flush doors, narrow lites, and half glass. All glazing in gym area is wired safety glass.	Metal doors and hollow metal frames need to be repainted	2	ESL	L	(4) single 36"x84" painted metal doors with hollow metal frames and narrow lites. \$125 ea door & frame repaint = \$500 + MU's						●	●			\$1,461
Performing Arts - Stage																
Wall Finish Materials	Painted CMU and operable partition with acoustic treatment. Operable wall separates stage from auditorium to allow for band and chorus practice.	Recommend replacing operable wall finishes with acoustic fabric finish.	3	ESL	L	500 sf assumed to be area of opening x 2 = 1,000 sf fabric required @ \$12 demo-replace = \$12,000 + MU's						●	●			\$34,955
Theatrical Lighting	Minimal, single row of incandescent lights	Recommend providing functional theatrical lights.	0	OB	L	(2) 10' ceiling mounted light poles with theatrical lighting @ \$200 lf = \$4,000 + MU's						●	●			\$11,652
Performing Arts - Music Rooms																
Floor & Base Finish Materials	A mix of broadloom carpet and rubber slip-resistant ramp finish with resilient rubber wall base	Recommend replacing broadloom carpet with new carpet tile	3	ESL	L	1500 sf @ \$6 demo-prep-replace = \$9,000 + MU's						●	●			\$26,216
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	1,500 sf @ \$4.50 demo-replace = \$6,750 + MU's						●	●			\$19,665
Other Observations	Paint on metal guardrail and handrail at ramp is failing in several areas.	Remove failing paint and re-paint railings complete	2	ESL	L	A total of 35 linear feet of metal round handrail to be sanded and painted. Double line pipe guard rail assumed for 85 total lf pipe @ \$10 lf = \$850 + MU's						●	●			\$2,477
Library / Media Center																
Floor & Base Finish Materials	A mix of broadloom carpet and VCT with resilient rubber base in fair condition	Recommend replacing broadloom carpet with new carpet tile	3	ESL	L	3300 sf @ \$6 demo-prep-replace = \$19,800 + MU's						●	●			\$57,678
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	3,600 sf @ \$4.50 demo-replace = \$16,200 + MU's						●	●			\$47,197
Gymnasium																
Acoustical Treatments	Painted tectum panels hi up on wall behind backstops in good condition.	Recommend re-painting all tectum panels	3	ESL	L	1200 sf @ \$1,75 prep-repaint = \$2,100 + MU's						●	●			\$6,116

LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Other observations	Temporary plywood partition in gym equipment storage room.	Recommend replacing with permanent GYP partition.	2	OB	L	Replace with a total of 13' linear feet of metal stud gyp wall construction extending to underside of rood deck. \$7 sf demo-replace 14' ht assumed = 185 sf = \$1,295 + MU's unpainted						●	●			\$3,774
Weight Room / Fitness Room																
Floor & Base Finish Materials	VCT with resilient rubber wall base. Flooring is showing heavy wear and tare but is well maintained.	Recommend replacing with sheet rubber athletic flooring.	3	ESL	L	1000 sf @ \$13 demo-prep-replace = \$13,000 + MU's						●	●			\$37,868
Ceiling Finish Materials	Painted GYP ceiling in good condition	Recommend re-painting as part of standard maintenance practice	3	ESL	L	1000 sf @ \$1,75 prep-repaint = \$1,750 + MU's						●	●			\$5,100
Locker Rooms																
Ceiling Finish Materials	Painted GWP / plaster with isolated areas of damage or failing paint.	Repaint, patch, sand, and paint isolated areas of ceiling damage and failing paint (specifically above shower stalls).	2	ESL	L	A total of 80 square feet in each of the two locker rooms @ \$2.75 epoxy paint = \$220 + MU's						●	●			\$648
Shower Configuration (Gang, Stalls)	CMU shower stalls with shower curtains and one ADA stall. Composite shower bases are in poor condition.	Clean shower stall bases of all residue and stain as part of standard maintenance practice	2	ESL	L	(8) 36"x36" stalls (2) 60"x36" stalls 102 sf total area @ \$5 = \$510 + MU's						●	●			\$1,490
Level of Privacy	Moderate level of privacy. Semi private showers (curtains) but no private changing area directly in front of showers.	Recommend providing private changing / drying areas directly in front of shower stalls	0	OB	L	Provide the following in each of the two locker rooms: (4) 36"x36" plas. partition stalls w/ doors infront of each shower stall @ \$1,250 ea (1) 36"x60" plas. partition stall w/ door infront of ADA shower stall @ \$1,500 ea = = TOTALS \$6,500 + MU's						●	●			\$18,939
Changing Area (Private or Open)	Open changing area with wood locker benches	Recommend providing private changing areas in the locker rooms. Remove 8 lockers from each locker room and provide plastic partition stalls with doors for private changing areas.	0	OB	L	Provide the following in each of the two locker rooms: (1) 36"x36" plastic partition stall with door @ \$1,250 ea; (1) 60"x60" plastic partition stall with door @ \$1,750 ea; demo 8 lockers \$25 ea = \$200 = = TOTALS \$3,200 per room x 2 = \$6,400 + MU's						●	●			\$18,649
Kitchen and Servery																
Ceiling Finish Materials	(See Food Service Below) Painted GYP / plaster ceiling and areas of 2x4 ACT in fair condition.	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	400 sf @ \$4.50 demo-replace = \$1,800 + MU's						●	●			\$5,245

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Door Material (Including Frame & Glazing)	Painted metal doors with painted hollow metal frames. All doors in kitchen area are flush. Paint is peeling and failing in most areas.	Recommend replacing metal doors and hollow metal frames with wood veneer doors in painted hollow metal frames.	2	ESL	L	(4) single 36"x84" wood veneer door with narrow lites. \$1,750 w/narrow lites demo-replace = \$7,000 + MU's						●	●			\$20,390
Teacher Workroom and Staff Areas																
Floor & Base Finish Materials	A mix of broadloom carpet and VCT with resilient rubber base in fair condition	Recommend replacing broadloom carpet with new carpet tile	3	ESL	L	1100 sf @ \$6 demo-prep-replace = \$6,600 + MU's						●	●			\$19,229
Wall Finish Materials	A mix of painted GYP and painted CMU	Repair, patch, sand, and paint GYP wall finish in teachers work room 225 on the second floor.	2	ESL	L	A total of 90 linear feet of gyp walls to be refinished x 10 ht & both sides assumed = 1,800 sf refinish area @ \$1.50 prep-refinish = \$2,700 + MU's						●	●			\$7,868
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	1100 sf @ \$4.50 demo-replace = \$4,950 + MU's						●	●			\$14,419
Casework	Plastic laminate in varying condition (dated). Casework located in admin suite is in good condition	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	3	ESL	L	Provide the following in (3) staff rooms): (1) 48"x36" open book shelf \$150 lf = \$600 per room; (1) 48" tall open book shelf \$600 per room; (1) 36" tall cabinet \$750 per room; (1) 36" ADA sink apron \$300 per room; (1) 48" double door base cab w/ drawers @ \$275 w/demo = \$1,100 per room; (1) 84"x24" counter at ADA height @ \$90 w/demo = \$630 per room; (1) stainless steel counter mounted sink \$1,500 re-use exist rough for sinkper room; = = = TOTALS \$5,480 per room x 3 = \$16,440 + MU's						●	●			\$47,894
Nurse and Health																
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	400 sf @ \$4.50 demo-replace = \$1,800 + MU's						●	●			\$5,245
Administration Office Area																
Floor & Base Finish Materials	A mix of broadloom carpet and VCT with resilient rubber base in fair condition	Recommend replacing broadloom carpet with new carpet tile	3	ESL	L	1700 sf @ \$6 demo-prep-replace = \$10,200 + MU's						●	●			\$29,720
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	1700 sf @ \$4.50 demo-replace = \$7,650 + MU's						●	●			\$22,287

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

** Note:
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Conference Room	Conference room area but does not appear to be currently used as a conference room	Recommend renovating / reconfiguring portion of main office suit to accommodate conference room.	0	OB	L	Interior renovation of 900 square feet to accommodate conference room. Construction to consist of acoustic rated gyp walls, 2x2 ACT ceiling, resilient wall base, carpet tile, wood veneer single door (36"x84"). \$125 sf = \$112,500 + MU's						●	●			\$327,709
Student Toilet Rooms																
Floor & Base Finish Materials	Ceramic floor tile with no base in fair condition. A few areas of patched or missing floor tile. Each bathroom appears to have an area where a water closet was removed and a fastened cover plate was installed over the exposed plumbing line. One bathroom had the cover	Recommend replacing floor finish with porcelain tile and providing porcelain tile wall base.	2	END	L	1700 sf @ \$15.50 demo-prep-replace-tile base = \$26,350 + MU's						●	●			\$76,762
Floor & Base Finish Materials		Areas where the fastened cover plate was installed at removed water closet (specifically the one that was missing) should be infilled and patched in to match floor finish).	1	OB	L	30 sf @ \$15 = \$450 + MU's						●	●			\$1,316
Wall Finish Materials	Glazed block CMU in poor condition. Several areas of chipped finish, patch jobs, and cracked glazing. Wall finish approaching end of life	Add ceramic tile wainscoting covering broken glazed block	2	END	L	300 sf @ \$15 = \$4,500 + MU's						●	●			\$13,113
Ceiling Finish Materials	2x4 ACT with several water stains and visible sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	1700 sf 2 x 4 ACT @ \$4.50 demo-replace-tile base = \$7,650 + MU's						●	●			\$22,287
Toilet Partitions	Enamel paint metal partitions in fair condition	Recommend replacing toilet partition with new metal partitions painted with enamel paint.	3	ESL	L	A total of (22) 26"x60" stalls \$1,250 ea; (5) 60"x120" ADA stalls \$1,750 ea; (1) 60"x60" ADA stalls \$1,500 ea; TOTALS\$37,750 + MU's						●	●			\$109,965
Staff Toilets																
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	300 Square Feet of 2x4 ACT ceiling system @ \$4.50 = \$1,350 + MU's						●	●			\$3,939
Mechanical and Service Spaces																
Floor & Base Finish Materials	VCT with resilient rubber wall base	Replace VCT floor.	3	ESL	L	1350 sf @ \$5 demo-prep-replace-tile new base = \$6,750 + MU's						●	●			\$19,665
Ceiling Finish Materials	2x4 ACT ceiling in fair condition	Recommend replacing 2x4 ACT ceiling complete.	3	ESL	L	1350 Square Feet of 2x4 ACT ceiling system @ \$4.50 = \$6,075 + MU's						●	●			\$17,700
Total Years 11 - 15																\$4,940,480

LYMAN MOORE MIDDLE SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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Category	Description and General Comments	Recommended Action	See Legend			Quantity Info	Evaluation Criteria										* Opinion of Probable Cost
			Cond. Level	Life Cycle	Action Priority		Security	Health & Safety	Code Compliance	ADA/ Accessibility	Sustain - Ability	Extending Bldg. Life	Operation & Maintenance	Impact on Learn. Env.	Aesthetics & Appearance		
Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations																	
Building Exterior																	
Exterior Wall Cladding																	
Materials	Brick masonry veneer and precast concrete. Condition varies; original building has isolated areas of efflorescence and damaged masonry, the addition is in good condition with isolated areas of damage.	Recommend re-pointing masonry as part of standard maintenance practice.	3	ESL	L	102,600 GSF two story masonry veneer building, financially unfeasible, suggest mason study to determine exact repairs needed 2,750 SF of area needs to be repointed						●	●			\$67,217	
Spalling, Staining, Efflorescence	Isolated areas of spalling and cracked masonry veneer as the result of rusting lintels. Isolated areas of efflorescence.	Remove masonry veneer at areas showing signs of efflorescence to discover the cause of the problem and correct the issue. Remove masonry veneer in area of cracked brick, replace lintel and reflash.	2	ESL	L	A total of 300 Square Feet of exterior masonry to be removed (due to rusted lintels or efflorescence) back to substrate, reflash, and replaced with new brick to match existing. @ \$35 demo & replace = \$10,500 + MU's						●	●			\$34,226	
Other Observations	Exterior painted metal column enclosures at front entrance are showing signs of normal wear and tear as well as signs of rust.	Grind away all rust, fill and sand smooth and dents or deformations in the column wrap and repaint enclosure complete.	2	ESL	L	(5) 24" diameter x 144' " assumed, not ' (5) 24" diameter x 96' " assumed, not ' 6 30 total sf area @ \$12 = \$7,560 + MU's Correct, inches not feet						●	●			\$24,643	
Windows																	
Frame Materials	Storefront framing, aluminum operable windows, and Insulated panel system (Kalwall). Varying age and condition. Paint on metal frames is failing	Painted metal frames in the original building should be sanded and painted with the appropriate exterior grade paint.	2	ESL	L	A total of 5,600 square feet of painted steel exterior frames to be sanded and repainted @ \$10 = \$56,000 + MU's						●	●			\$182,508	
Frame Materials		Budget for window replacement	2	END	L	Budget from PPS CIP						●	●			\$541,375	
Glazing Type and Color	Insulated panels, clear insulated glass. Insulated panels are in fair condition.	Replace damaged panels in the insulated panel wall system (Kalwall panels)	2	ESL	L	A total of 60 Square Feet of insulated panel (Kalwall) @ \$30 demo & replace = \$1,800 + MU's						●	●			\$5,869	
Storm Windows and Insect Screens	Insect screens at a few windows only. Appears to be missing from all other windows	Recommend replacing / providing insect screens to all operable windows.	2	ESL	L	A total of 180 operable windows that need insect screens. Typical operable sash size is 48"x48" \$160 ea screen = \$28,800 + MU's						●	●			\$93,864	

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Sills	Aluminum sheet metal. Paint is failing on the flashing	Recommend removing paint and providing exterior paint and primer intended for aluminum	2	ESL	L	A total of 700 linear feet of painted metal sill to be sanded and painted @ \$10 lf = \$7,000 + MU's						●	●			\$22,814
Exterior Doors - Main Entrance																
Frame Materials	Painted storefront frames and metal doors in poor condition. Frames and doors are rusting and paint is failing due to the rust.	Replace storefront system complete with aluminum framing system.	2	ESL	L	A total of 450 Square Feet of aluminum framing with two sets of double doors 72"x84" = 370 sf sidelites 7 transoms \$80 sf w/demo-replace & \$2,750 ea door w/demo-replace-panic hdwr-closer = \$40,600 + MU's						●	●			\$132,323
Exterior Doors (not including Main Entry)																
Materials	Metal doors in hollow metal frames. Paint is failing on all of the doors and frames.	Replace all exterior doors with thermally broken painted aluminum frames and painted aluminum doors	2	END	L	(9) 36"x84" aluminum exterior doors and frame (11) 72"x84" aluminum exterior double doors and frame These numbers exclude doors at the mechanical area and main entrance \$2,750 per door w/demo-replace-panic hdwr-closer =\$85,250 + MU's						●	●			\$277,844
	Doors to mechanical area are rusting through and should be replaced much sooner than the rest of the exterior doors.	Replace exterior metal doors and HM frames in mechanical room area and replace with aluminum doors and frames complete.	1	END	L	(3) 36"x84" aluminum exterior doors and frame (2) 72"x84" aluminum exterior double doors and frame \$2,750 ea door demo-replace-panic hdwr-closer = \$19,250 + MU's						●	●			\$62,745
Lintels	lintels over doors and windows appear to be in good shape. Lintels over louvers are rusting and are in poor	Remove rust and repaint lintels above louvers.	2	ESL	L	140 lf @ \$10 = \$1,400 + MU's						●	●			\$4,569
Overhead or Coiling Doors	(1) Overhead insulated section door with vision panels in poor condition. Door is dented from truck damage, one of the vision panels is broken, weather stripping along perimeter is failing, and rubber gasketing at vision panels is failing.	Recommend replacing overhead sectional door	2	END	L	(1) 96"x96" overhead sectional insulated door with vision panels, elect op assumed re-used, \$2,250 demo & replace + MU's Correct, electrical operation. New door, not re-used						●	●			\$7,341
Fascia, Trim, Soffits & Overhangs																
Materials	Painted Cementitious soffit material in fair condition. Staining from previously removed wasps nests is visible.	Clean all residue from old wasps nests. Recommend repainting.	2	ESL	L	100 sf @ \$5 = \$500 + MU's						●	●			\$1,635
Materials	Decorative wall tile used at the soffit of the auditorium entrance, in fair condition.	Clean all decorative tile and replace cracked tile with new tile to match.	2	ESL	L	100 sf @ \$5 = \$500 + MU's						●	●			\$1,635
Materials	Wood fascia under new metal roof edge in poor condition.	Remove failing paint and repaint with exterior grade paint.	2	END	L	A total of 600 linear feet along perimeter of the original building @ \$3.50 = \$2,100 + MU's						●	●			\$6,843
Sealants & Expansion Joints																

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
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2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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			SEE LEGEND			EVALUATION CRITERIA										* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Window / Door Perimeter Sealant	Original building: Perimeter sealant material unknown and is varying in age and condition. Sealant is failing at all louvers. Addition: Sealant around windows and doors appear to be in good condition	remove and replace all sealant and back rod materials at all louver locations.	1	END	L	A total of 500 linear feet of sealant at louvers @ \$3.50 rout & recaulk =\$1,750 + MU's						●	●			\$5,706
Building Joint Sealant	Building joint sealant located in the addition portion of the exterior only. Condition of joint sealant is fair and showing signs of deterioration. Material unknown	remove and replace all sealant and back rod materials at building joints in the "addition" areas.	2	END	L	A total of 500 linear feet of building joint sealant @ \$5 rout & reseal w/backer rod = \$2,500 + MU's						●	●			\$8,153
Roof Assembly & Flashing																
Flat or Sloped Geometry	Majority of the roof is flat with sloped steel and tapered insulation. One small area of sloped roof over Gym storage.	Budget for roof replacement (black EPDM) at end of service life	2	ESL	L	86,000 SF						●	●			\$3,363,368
Roof Drains (Covers)	Roof drains, some missing roof drain covers. Areas around some roof drain have collected debris and hindering free flow of water into the drains.	Replace missing roof drain covers. Clear areas around roof drains of collected debris to allow for free flow of water into the drain. Replace roof drain covers completely in areas of ballasted roof.	1	END	L	10 roof drain covers @ \$150 = \$1,500 + MU's						●	●			\$4,894
Other Observations	Small portion of Kalwall system is to close to the low roof and could cause water entry issue from snow build up.	Recommend raising the sills of the Kalwall unit to a minimum of 18" above the finish roof surface.	3	ESL	L	(2) 48"x96" areas of Kalwall, allowance \$10,000						●	●			\$32,591
	Low roof by loading dock has been, and still is, a problem by being to low and allowing kids easy access to the roof.	Install an anti-climbing device along the roof edge along the loading dock stairs. Devices like "Climb Prevention Rollers" are recommended.	0	OB	L	20 linear feet of climb prevention rollers installed along roof edge.						●	●			\$4,331
Exterior Stairs and Ladders																
Locations and Materials	A mix of concrete stairs and concrete stairs with recessed metal nosing.	Recommend repairing damaged concrete stairs and replacing / providing recessed metal stair nosing.	2	END	L	A total of 300 Square Feet of concrete stairs to be repaired, scope unclear, allow \$5,000 + MU's Demo damaged stair treads and provide new form work, and pour new concrete treads / risers. A total of (8) 10' long treads with 7" risers A total of (3) 8' long treads with 7" risers A total of (1) 26' long tread with 7" riser Provide new metal recessed nosings at new stair treads.						●	●			\$18,093

Total Years 16 -20	\$4,904,587
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LEGEND		
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3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	

Year 0 (Fiscal Year 2017) - Immediate Recommendations																
SITE																
Parking																
General Layout Description	Observed a need for pedestrian safe passage in lot. Observed students parking in limited parking. ADA spaces don't have passage. Observed low lying OHE along East side of site. Observed parents parking in bus drop-off. No lighting.	Paint crosswalks and install signs in parking lot. Relocate/raise OHE. Install lighting in parking lot.	2	ESL	I	# crosswalks proposed (3); # signs required (5); definition OHE (Overhead Electric ~200-ft); # (7) & height lights (20 FT) cross walk: 150sf@\$2 signs: 5each @\$125 Lights: 7 ea@\$6000 Overhead Elec: 200 lf@\$100	●									\$94,702
PLUMBING																
Sanitary Waste and Vent System	Mostly cast iron, 8" sanitary exits near maintenance room. Kitchen has grease interceptor. Much of the sanitary piping from floor drains in the garage is corroded from salt drippings.	Replace sanitary floor drain piping serving auto garage floor drains to gas trap. Most sanitary is beyond useful life.	1	END	I	(l) Figure \$50K garage corroded piping						●	●			\$75,000
Total Year 0															\$169,702	

LEGEND		
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1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations																
SITE																
Parking																
Paving Materials	Bituminous Asphalt - Poor in parking areas, at loading docks and along east access roadway.	Mill and overlay bituminous in poor condition.	2	END	S	(54,000 SF) 54,000 s.f. @\$1.25								●		\$126,628
Curbing Materials & Wheel Stops	Concrete curb poor condition at parking lot, no wheel stops at door to school maintenance,	Replace/repair curb where needed. Install wheel stops at parking adjacent to building near maintenance entrance.	2	ESL	S	Curb: 125lf@\$10 Wheelstops: 4@\$250								●		\$4,221
Number of Spaces (Regular & ADA)	2 front - 9' aisle, paint & stop 2 front signed, no paint 1 signed& paint	Paint ADA spaces as needed. Maintenance area could use defined parking area.	2	ESL	S	5 ADA spaces paint @ \$125 = \$625 + MU's, signage 5 ea @ \$350 = \$1,750 + MU's				●						\$3,285
Vehicular & Pedestrian Circulation																
Walkway Materials	Concrete - Good, Bituminous - poor at front	Overlay walks around front of school.	2	ESL	S	(1250 SF) 1250s.f.@\$1.25								●		\$2,929
Curb Cuts & Detectable Warning Strips	Truncated domes observed.	Truncated dome panel to be parged.	2	ESL	S	Parge & clean truncated dome allow \$125 + MU's				●						\$237
Pedestrian Ramp Location & Materials	Ramp at bus loop not ADA compliant.	Adjust grades to allowable ADA slopes.	2	ESL	S	sf scope area (120 SF) & grade 120@\$20				●						\$4,502
DOT School Zone Markings/Signage at Street	No School Zone signs on Allen Avenue.	Install School Zone signs on Allen Avenue	0	OB	S	# signs unclear (2), allow \$350 ea + MU's		●								\$1,313
Service Area																
Paving Materials	Poor pavement at drive to maintenance/loading area. Curb and Drainage recommended	Replace pavement drive to maintenance area. Install curbing and catch basins.	2	ESL	S	Overlay: 52,000sf@\$1.25 Curb: 370@\$10 CB:2ea@\$2500 Pipe: 220 lf @\$50								●		\$158,895
Trash & Recycling Containers (# & Size), Trash Compactor (size)	1 each - 8 yd solid, 2 yd solid, 4 yd solid 1- 6 yd recycle Not screened, spread out	Relocate/localize dumpsters. Install screening.	2	ESL	S	10' x 15' exclusive screened area w/8" concrete on 12" gravel & gate & bollards, \$5,750 + MU's								●	●	\$10,788
Site Furniture & Accessories																
Bicycle Racks	None observed.	Install bike rack(s).	0	OB	S	SAY 50 total with 25 each side of double rack @ \$50 space = \$2,500 + MU's								●		\$4,689
STRUCTURAL																
Roof Construction	At Building A and B, Tectum roof deck spanning to bar joists, with joists supported by structural steel frame. All roofs are EDPM.	Install clip connections to tie down Tectum roof deck at Building B	2	END	S	Approx 50,000 sf of roof, provide 3,000 conns, allow \$30 per clip labor & material = \$9,000 + MU's		●				●	●			\$16,884

CASCO BAY AND PORTLAND ARTS & TECHNOLOGY
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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		SEE LEGEND				EVALUATION CRITERIA										* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Exterior Wall Construction	Brick veneer. Veneer is tied to steel frame at Building A and is tied to CMU walls at Building B.	Replace corroded loose lintels at small openings. At Building A, monitor corroding relieving angles at large openings and major cantilever projections. Repair/replace on case-by-case basis.	2	END	S	Approx. 55-60 lintels, 250 lf of lintel +/-, assume 1 ea 4" x 4" lintel angle @ 6 #/lf = 1,500 # galv lintel =\$3,000 lintel material + 250 mason hours @ \$45 = \$14,250 + MU's						●	●			\$26,737
BUILDING EXTERIOR																
Exterior Wall Cladding																
Materials	Brick masonry at chimney over building B is failing and needs to be replaced.	Rebuild brick chimney over building B complete. Will require new brick masonry, precast cap, and sealant / flashing.	1	END	S	Size of chimney is 4'x3' and is 4' high, 60 sf total area @ \$40 sf demo & replace brick = \$2,400 + \$750 precast cap + \$700 base flashing + \$300 cap flashing = \$4,150 + MU's		●				●	●			\$7,784
Exterior Doors (not including Main Entry)																
Materials		Replace all exterior metal doors, including the two double doors in the penthouses (one double door in each penthouse), with thermally broken painted aluminum frame and door	2	ESL	S	(10) single 36"x84" door (5) double 72"x84" door, HM door & frame demo & replace @ \$2,500 per opening = \$50,000 + MU's						●	●			\$93,799
Door Hardware	Push pull hardware with the exception of three doors with non code compliant door knobs; accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware.	2	OB	S	A total of 4 knobs on exterior doors, allow \$500 per door, assume HM door leaf accepts new hew without leaf modification = \$2,000 + MU's			●	●						\$3,752
Exterior Stairs and Ladders																
Locations and Materials		Concrete stair: Provide new handrails complete with code compliant handrails	0	OB	S	A total of 24 linear feet of painted metal round handrail at ADA and code compliant heights, wall mount single line pipe rail assumed @ \$30 =\$720 + MU's No, typical painted metal rail, mounted to the concrete stair at each posts of the rail.			●	●						\$1,352
BUILDING INTERIOR																
General Notes																
Interior doors	A mix of wood veneer doors in painted hollow metal frames and painted metal doors in painted hollow metal frames. Wood veneer doors are in good condition. Painted metal doors and hollow metal frames are in poor to fair condition and are approaching end of life.	Replace all painted metal doors/ hollow metal frames with new wood veneer doors/ painted hollow metal frames complete.	2	ESL	S	(220) wood veneer single door 36"x84", \$1,250 ea demo & replace includes lockset & closer = \$275,000 + MU's; (35) wood veneer double door 72"x84", \$2,500 ea demo & replace includes lockset & closer = \$87,500 + MU's = = \$362,500 + MU's all doors & frames						●	●			\$680,047

CASCO BAY AND PORTLAND ARTS & TECHNOLOGY
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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			SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Non-ADA compliant door hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware.	0	OB	S	Replace 90 Knobs with code compliant hardware, assume wood s.c. doors (not HM leaves) @ \$500 ea includes minor leaf modification to accept hdwr = \$45,000 + MU's			●	●						\$84,419
Main Entrance / Main Lobby (same space)																
General		Budget for construction of new entrance, not including items noted below	0		S		●					●	●			\$934,875
Entrance Mats	two 6'x4' recessed walk off mats in good condition	To preserve interior finishes it is our recommendation to replace with more robust walk-off carpet sequence at the main entrance. Provide an area of aggressive grade walk-off material at the exterior of the vestibule. Provide a mild grade walk-off mat product as finish floor in the vestibule. Provide an area of low grade walk-off carpet in the main lobby.	3	ESL	S	160 Square Feet of aggressive grade walk-off mat, recycled rubber tile @ \$17.50 =v \$2,800 + MU's .. 350 Square Feet of mild grade walk-off mat, \$15 sf interior roll up water hog = \$5,250 + MU's ... 200 Square feet of low grade walk-off mat @ \$10 = \$2,000 + MU's = = = \$10,050 TOTAL + MU's	●					●	●			\$18,853
Ceiling Finish Materials	2x2 ACT w/ tegular tiles. Tiles are showing signs of aging.	Recommend replacing 2x2 ACT tiles with new 2x2 ACT ceiling system complete	3	ESL	S	A total of 1,700 square feet @ \$6 sf demo-replace grid & tiles = \$10.200 + MU's	●					●	●			\$19,140
Door Configuration (Vestibule?)	Just exterior doors, no secured vestibule area	Recommend providing a secured entry directly into administration area in future renovations. Renovate portion of main lobby to create a secured entry sequence directly into Admin Suite.	0	OB	S	800 Square Feet of complete interior renovations. Typical finishes of gyp partition, 2x2 ACT ceiling, moderate grade walk-off mat, and (2) thermally broken aluminum entrance doors 72"x84" with insulated glass panels, allow \$125 sf = \$100,000 + MU's	●					●	●			\$187,598
Corridors																
Wall Projecting Objects	Drinking fountains are not located in alcoves and do not have cane detection devices.	Provided painted round metal cane detection devices to either side of the drinking fountain to meet ADA requirements	0	OB	S	(5) painted round metal cane detection device, allow \$250 per each device = \$1,250 + MU's				●						\$2,350
Drinking Fountains	ADA compliant fountains, with water bottle filling unit, on each floor. Non-ADA compliant fountains in lab areas of building B	Provide ADA compliant fountains on each level of building B	0	OB	S	(4) high-low ADA compliant drinking fountains (2 fountains for each open lab area, both levels, in building B) with cane detection as described above, allow \$2.750 ea including new rough & cane detectors = \$11,000 + MU's				●						\$20,636
Interior Signage																
Materials	A mix of paper and metal	Provide consistent code compliant signage throughout the entire building	0	OB	S	Provide ADA compliant room signage for 160 spaces @ \$75 = \$12,000 + MU's			●	●						\$22,512
Kindergarten Classrooms (CTE)																

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Door Widths and Clearances	Door going into large office swings into path of egress causing a clearance issue	Recommend providing a new door that swings into the space and not into the path of egress.	2	OB	S	one 3'x7' hollow metal door to swing in correct direction, assume existing frame not predrilled for reverse swing & new HM frame required; \$1,550 demo-replace including lockset & closer + MU's			●	●						\$2,911
CTE Programs - Lab Spaces (Computer Tech, Textiles, Healthcare, Mech & Arch Drafting, Multi-Media Studio) All Located in Building A																
Casework		Replace all dated casework for the simulation kitchen in the healthcare lab. Replace with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves. New casework to meet ADA requirements			S	Provide the following in kitchen sim lab: solid surface countertops for assumed wet areas typical; (5) 36" double door base cabinet, (4) 24" three drawer base cabinet, (2) 44'x2' counter at ADA height (1) 36" ADA sink apron .. 23 If base cabinet & solid top w/demo exist @ \$300 If = \$6,900 + MUs .. 44' solid top workstation & demo exist @ \$130 = \$5,720 + MU's .. 3' ADA sink apron solid top & demo exist @ \$140 +U's = \$420; (7) 36" wall mounted cabinets 21 If \$125 w/demo =\$2,625; (4) 24" wall mounted cabinets 8 If \$125 w/demo =\$1,000; = = = TOTALS \$16,665 + MU's No, plastic laminate counter tops as called out in the description of recommended work.				●		●	●			\$181,896
Toilet rooms	Single user non ADA toilet rooms located off of each locker room area.	Recommend providing ADA compliant bathrooms in future renovations	1	OB	L	Interior renovations for (2) 64 square foot ADA compliant bathrooms, assume demo 2 perimeter walls-gut existing area, reframe 2 walls of perimeters, new door & floor & ceiling finishes, WC-LAV, accssys = \$10,000 per room x 2 = \$20,000 + MU's				●						\$37,520
CTE Programs - Lab Spaces (Machine Tech, Automotive, Auto Collision, Welding, Marine Tech, Carpentry, HVAC, Plumbing, Masonry) All Located in Building B																

CASCO BAY AND PORTLAND ARTS & TECHNOLOGY
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	* OPINION OF PROBABLE COST
Toilet rooms	Individual uni-sex restrooms located at each open lockers area. Restrooms are non-ADA with painted CMU, sealed concrete, and exposed structure finishes. Doors are compliant push/pull hardware lockable from the interior.	Recommend providing ADA compliant bathrooms with new finishes in future renovations	1	OB	S	(8) 64 square feet of interior renovations to provide ADA compliant restrooms. Construction to include 8" CMU block walls, stained concrete floors, 2x4 ACT ceilings, (1) wood veneer door 36"x84", (1) floor mounted water closet, (1) wall mounted ADA hand wash sink, floor drain, grab bars and accessories. \$10,000 per room x 8 = \$80,000 + MU's				●						\$150,079
Art Classrooms																
Sinks (ADA compliance)	stainless steel counter mounted sinks with stainless steel goose neck faucets. Sinks are not at ADA height.	Replace and provide with sinks that meet ADA requirements			S	Provide (3) stainless steel counter mounted sinks. One in each of the three classrooms.				●						\$11,256
Music Lab - CTE																
Sinks (ADA compliance)	Plastic floor mounted sink, non-ADA	Replace with ADA compliant sink	3	OB	S	(1) wall mounted ADA compliant sink-use exist rough @ \$1,500 w/demo + MU's			●	●						\$2,817
Library / Media Center																
Sinks (ADA compliance)	Stainless steel counter mounted sink in plastic laminate counter and casework. Not at ADA height and no knee clearance	Recommend replacing with ADA height counter and counter mounted stainless steel sink.	0	OB	S	Provide the following: (1) 48"x24" solid surface counter at ADA height 4 If \$135 w/demo = \$540; (1) 48" ADA sink apron \$400; (1) Stainless steel counter mounted sin \$1,500 re-use exist rough = = = TOTALS \$2,440 + MU's				●						\$4,581
Teacher Workroom and Staff Areas																
Sinks (ADA compliance)	Stainless steel counter mounted sink with stainless steel fixtures (non-ADA because of height and knee clearance)	Recommend replacing base cabinet casework and counter complete to allow for an ADA compliant sink.	0	OB	S	(4) 36" wall mounted cabinets @ \$125 w/demo = \$1,500; (2) 72"x24" ADA height counters @ \$90 w/demo = \$1,080; (3) 36" base cabinet with drawer @ \$275 w/demo = \$2,475; (1) 36" ADA sink apron @ \$300; (1) stainless steel counter mounted sink @ \$1,500 w/demo & re-use rough = TOTAL \$6,855 + MU's				●					\$12,864	
FIRE PROTECTION																

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Type of Sprinkler System	NFPA 13 automatic wet system, (2) 4"risers, 50 hp fire pump	Entrance beyond service life of 20 years, heads service life 25 years, and piping system service life 40 years, fire pump servcel life is 25 years. Recommend replacement of vintage (1976) automatic system, newer or recent sprinkler work and piping could remain. Requires new sprinkler design.	2	END	S	Figure New Entrance with 50 hp fire pump (2) risers at minimum. Add \$5k for in depth sprinkler system assessment.		●	●							\$177,003
Sprinklers	upright, pendant, semi recessed	25 years, service life- replace vintage heads	3	END	S	Replace Heads for 200,000 sf area.		●	●							\$93,488
PLUMBING																
Sanitary Waste and Vent System	Mostly cast iron, 8" sanitary exits near maintenance room. Kitchen has grease interceptor. Much of the sanitary piping from floor drains in the garage is corroded from salt drippings.	Replace sanitary floor drain piping serving auto garage floor drains to gas trap. Most sanitary is beyond useful life.	1	END	S	(S)Figure \$/SF @ 160K SF + MU's						●	●			\$2,119,050
ELECTRICAL																
Emergency Power	The school is equipped with two emergency generators. One is a diesel Cummins unit that was installed in 2010 to serve the Emergency Operations Center. The other is an 85kW diesel Pincor unit that appears to be original and has failed. The failed unit was connected to serve the building's heating plant, fire pump, and emergency egress lighting in many areas.	Replace failed 85 kW generator and associated automatic transfer switch	0	OB	S	Carry complete replacement of 85 kW diesel genset and ATS		●								\$82,892
Fire Alarm	1980's vintage conventional zoned FCI control panel. The system does not monitor the fire pump, and does not monitor various sprinkler system zones separately. Occupant notification in the shop areas does not comply with current standards.	Provide a complete addressable fire alarm system.	1	OB	S	237,000 gsf area suggest \$1.25 sf budget w/demo = \$296,250 + MU's		●								\$555,764
Emergency Lighting	Emergency lighting is provided by emergency battery units in some areas, but other areas currently have no functioning emergency lighting due to the failed emergency generator. Exterior areas of exits do not have emergency lighting.	Replace failed emergency generator. Provide emergency lighting at exterior of building exits.	0	OB	S	Carry \$30,000 + MU's in addition to emergency generator replacement above		●								\$56,279
SECURITY																
Secure Entry Vestibule	None	Recommend providing a secured entry directly into administration area in future renovations. Renovate portion of main lobby to create a secured entry sequence directly into Admin Suite.	0	OB	S	800 Square Feet of complete interior renovations. Typical finishes of gyp partition, 2x2 ACT ceiling, moderate grade walk-off mat, and (2) thermally broken aluminum entrance doors 72"x84" with insulated glass panels, allow \$125 sf = \$140,000 + MU's	●									\$262,638

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
	Intrusion Alarm System	GE system that is not integrated with district-wide network. Separate controls panels are installed in buildings 'A' and 'B'.	2	ESL	S	Assume door contacts on 20 openings and 60 motion detectors	●									\$291,432
Total Years 1 - 5																\$6,480,694

CASCO BAY AND PORTLAND ARTS & TECHNOLOGY
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LEGEND		
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0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations																
PLUMBING																
Cold Water System	(3) RPZ backflow preventers	Replace	3	ESL	L	(3) 2" RPZs + MU's						●	●			\$23,295
Domestic Distribution System	Mostly original copper with lead solder--end of service life	Replace with new copper distribution system for 75% of building	2	END	L	Figure \$/SF @160 K SF +MU's						●	●			\$4,472,640
Storm Drain System	Mostly cast iron, 10" storm exits near kitchen.	Camera Inspection	3	ESL	L	Scope 500 ft.						●	●			\$5,824
MECHANICAL																
Heating Plant	(2) HB Smith 17 section 650 Mills steam boilers, 5,400 MBH ea., 1976 mfg. Gas only burners upgraded recently. New Hurst boiler feed system in 2013.	Boilers are at the end of their service life (35 years). Although boilers have been operating well due to maintenance and rebuild, failure is anticipated. Recommend converting entire steam heating system to hot water.	2	END	L	Replace with Hot Water Condensing Boilers (3) 3,500MBH ea.						●	●			\$760,970
Air Conditioning (Yes/No/Limited)	Limited to Building "A", 6 packaged rooftop units (4 to 8.5 ton), 3 split units (4 to 5 ton), and data air unit serving IT wih Trane split backup (10 tons).	Most units are in decent operating condtion. Unit mfg dates range from recent to about 11 years old with a service life of 18 years. Replace in 6 to 10 years.	3	ESL	L	Figure (6) 7.5 ton packaged RTU replacements. Figure (3) 5 ton split AHU replacements. Figure (1) 10 ton data air unit for IT.						●	●			\$582,375
Air Handling Unit Systems "B" building	(2) 40 hp fan H & V units (25,000 cfm +) in roof top penthouses, original 1976 vintage. Units are fitted with high voltage electrostatic air cleaners. Units serve primarily vetilation for Auto-shop area and building trades area.	Units are beyond service life and should be replaced with new ventilation systems.	2	END	L	Replace with (4) Direct fired gas MUA units, 15,000 cfm ea. Figure supply ductwork for at \$/SF for 100K SF.						●	●			\$1,863,600
Air Handling Unit Systems "A" building	Several vintage indoor AHUs serve offices and meeting rooms, these units had split DX cooling added at a later date.	Units are beyond service life and should be replaced with new indoor split DX or packaged roof top units. Time replacement with steam to hot water conversion.	2	END	L	This should be covered in air conditioning above.						●	●			\$0
Terminal Unit Systems Uvs	Most class areas have vintage wall mounted steam unit ventilators (UVs).	Units are beyond service life and should be replaced with new UV s or via new ventilation and heating design. Time replacement with steam to hot water conversion.	2	END	L	Figure \$15/SF for 100K SF to convert to Hot Water ERU ventilation.						●	●			\$1,164,750
Terminal Unit Systems Other	Steam radiation heating at rooms with (UV s), most all is vintage.	Units are beyond service life. Time replacement with steam to hot water conversion.	2	END	L	Figure HW fintube radiation for 100K SF.						●	●			\$698,850
Exhaust Systems	Mostly roof top exhaust fans vintage to building. Fune exhaust is recent from science lab renovation.	Beyond service life of 20 years.	2	END	L	Figure (10) 2,000 cfm rooftop fans.						●	●			\$116,475
Piping System	Steam piping is vintage to building.	Aged piping and is mostl likely corroding with weakend wall thickness. Replace at time of steam to water conversion.	2	END	L	Figure hydronic piping \$/SF for 200K SF.						●	●			\$3,727,200
Automatic Temperature Controls	Mostly pneumatic and vintage--little DDC electric	Beyond service life of 20 years. Time with steam to water conversion.	2	END	L	Figure \$/SF for 200K SF						●	●			\$1,397,700
ELECTRICAL																
Wiring	Building wire in underground conduit		2	END	L	Carry replacement of Service entrance for 210,000 sf						●	●			\$279,540

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Equipment	1976 vintage GE fusible switchboard with ground-fault protected main fusible switch.	Perform infra-red scanning of the service equipment to assess condition of contacts and terminations.	2	END	L	Carry complete replacement of 3000A 480/277V switchboard						●	●			\$423,969
Distribution System																
Panels	Mostly old GE panelboards containing circuit breakers that are at the end of their anticipated useful life. A couple of light-commercial-grade loadcenters have been added, as well as few modern panelboards in the CBHS area.	Although circuit breakers that fit into the existing panelboards remain available, it would likely be more cost effective to update the existing original panelboards in their entirety rather than replacing on the circuit breakers within them.	1	END	L	Carry complete replacement for 210,000 sf						●	●			\$1,313,838
Wiring	Based on what can be seen from a visual inspection, the wiring appears to be a mixture of buidling wire in conduit and MC cable, although some type SER cable has also been installed.		3	ESL	L	Carry complete distribution wiring system replacement for 210,000 sf						●	●			\$583,928
Site Lighting (type & material)	The city is in the process of replacing old HID pole lighting with LED. Approximately 15 pole light have not yet been updated	Replacing remaining HID pole lights with LED.	2	OB	L	Carry 15 Pole lights						●	●			\$105,138
Interior Lighting																
Classrooms	Various fluorescent fixture types utilizing T8 lamps.	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	ESL	L	Carry complete replacement fo 210,000 sf						●	●			\$4,171,358
Offices	Various fluorescent fixture types utilizing T8 lamps.	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	ESL	L							●	●			
Corridors	Various fluorescent fixture types utilizing T8 lamps.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●			
Toilets	Various fluorescent fixture types utilizing T8 lamps.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●			
Mech/Storage	T12 fluorescent are still in use in some areas.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●			
Shops	T8 fluorescent Instant-start ballasts are in use with occupancy sensor control, resulting premature lamp failure.	Update lighting to LED	1	END	L							●	●			
Data System (& Service)	Data service is overhead fiber optic to a storage room on second floor. IDF's are located in shared areas that do not provide adequate space dedicated to telecommunications.	Provide dedicated spaces to house terminations and equipments. Provide Pathways and infrastructure lin accordance with BICSI standards.	2	ESL	L	Carry complete replacement for 210,000 sf						●	●			\$490,826
Total Years 6 - 10																\$22,182,276

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Category	Description and General Comments	Recommended Action	See Legend			Quantity Info	Evaluation Criteria										* Opinion of Probable Cost
			Cond. Level	Life Cycle	Action Priority		Security	Health & Safety	Code Compliance	ADA/ Accessibility	Sustain - Ability	Extending Bldg. Life	Operation & Maintenance	Impact on Learn. Env.	Aesthetics & Appearance		
Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations																	
Building Interior																	
General Notes																	
Interior wall base finish material	Resilient rubber base, original to the building. Base is in poor condition and is approaching end of life.	Replace all resilient rubber wall base with new resilient rubber base through out the entire building	2	END	L	New resilient rubber wall base for a 237,000 GSF three story building .. SAY 400 sf average room size = 590 rooms = 80 lf perimeter base per room x 590 rooms =47,200 lf total base @ \$3 lf demo & replace = \$141,600 .. CHECK @ \$0.50 per sf floor area = \$118,500 OKAY .. allow \$140,000 + MU's						●	●				\$407,810
Temporary Partitions	There are a few areas with temporary partitions that stop at the bottom side of the finish ceilings. These partitions do not offer any acoustic rating and should be replaced.	Replace all temporary wall partitions with full height gyp partitions that extend to the underside of roof deck or floor deck to provide an acoustically treated environment.	0	OB	L	A total of 400 linear feet of temp partitions to be replaced with full height acoustically rated gyp partitions, \$9.00 sf demo-replace paint-reinstall ACT = \$36,000 + MU's						●	●				\$101,952
Wall Finish		Budget for repainting entire interior, including doors and frames	2	ESL	L	Base on 237,000 SF						●	●				\$1,380,728
Ceiling Finish Materials	2x4 ACT ceilings	Recommend replacing 2x4 ACT ceiling with new 2x4 ACT ceiling system complete	3	ESL	L	New 2x4 ACT ceiling through out, for a 237,000 GSF three story building (with the exception of 98,600 square feet where either the ceiling is new, the ceiling is a different product, or there is no ceiling / building B), 138,400 net sf area @ \$4.50 demo-replace grid & square edge tiles = \$622,800 + MU's .. ADD \$50,000 suspend & reinstall ceiling light = = TOTALS \$672,800 + MU's						●	●				\$1,959,820
Corridors																	
Ceiling Finish Materials	2x2 ACT w/ tegular tiles. Tiles are showing signs of aging.	Recommend replacing 2x2 ACT tiles with new 2x2 ACT ceiling system complete	3	ESL	L	A total of 13,200 square feet @ \$6 sf demo-replace grid & tiles = \$79.200 + MU's						●	●				\$230,712
Doors opening into Corridors (rating, closers, hold-opens, swing, widths)	It is likely the doors are rated. Doors have closers / No hold-opens / mix of flush doors and half glazed doors with safety glazing	Provide hold opens for all doors with closers to eliminate the need for wood floor stops	3	ESL	L	30 doors (over 3 floors) magnetic hold opens						●	●				\$67,743
Stairs and Exits																	

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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			SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Tread & Riser Height Uniformity and Nosing Compliance	Tread and riser height is compliant. Painted metal tread pan risers are rusting and causing the paint to fail in some areas, specifically in building B	Building B: Remove rust and repair stair risers. Provide a new coat of finish paint complete.	2	ESL	L	A total of 600 square feet of stair risers to be repainted @ \$7.50 sf (tread work excluded) =\$4,500 + MU's						●	●			\$13,113
Guardrails (height, sphere)	Height is compliant. Rails are painted metal round pipe. Paint is worn off the rail in most locations	Remove paint from rails and provide new painted finish complete	2	ESL	L	A total of 350 linear feet of interior round metal rail @ \$10 If clean-prep-repaint =\$3,500 + MU's						●	●			\$10,200
Handrails (height, extensions, profile)	Height is compliant. Rails are painted metal round pipe. Paint is worn off the rail in most locations	Remove paint from rails and provide new painted finish complete	2	ESL	L	A total of 350 linear feet of interior round metal rail , , \$10 If clean-prep-repaint = \$3,500 + MU's						●	●			\$10,200
Elevators and Lifts																
Elevator Finish Materials	All finishes of elevator cab, frame, and door are in poor condition and should be replaced or refinished. Plastic laminate panel wall finish, raised profile rubber flooring, painted frame and door, and stainless steel control panel	Replace all finishes complete; 2'x7" plastic laminate panels, raised profile rubber flooring, remove all paint on metal doors / frames and repaint. Replace elevator controls with new panel and new finishes.	2	END	L	Provide new finishes complete for a 42"x60" elevator cab. Finishes: Plastic laminate phenolic panels, raised profile rubber flooring, painted aluminum control panel cover, and painted door frame and door, allow \$10,000 + MU's						●	●			\$29,129
Other	Budget for Engineering for Freight Elevator at Stair 2	Budget for Engineering for Freight Elevator at Stair 2	-	-	L	From PPS CIP (2019)						●	●			\$483,875
Kindergarten Classrooms (CTE)																
Floor & Base Finish Materials	A mix of broadloom carpet and VCT with resilient rubber base in varying condition	Replace carpet and resilient rubber base in the two offices and storage room with new broadloom carpet and resilient base.	2	ESL	L	750 square feet of broadloom carpet, allow \$6 sf demo-prep-replace & new base = \$4,500 + MU's						●	●			\$13,113
General Purpose Classrooms																
Floor & Base Finish Materials	A mix of broadloom carpet and VCT with resilient rubber wall base all in varying finishes and condition.	Replace aged carpet with new broadloom carpet	2	ESL	L	A total of 9,000 square feet, \$6 sf demo-prep-replace & new base = \$54,000 + MU's						●	●			\$157,298
Wall Finish Materials	A mix of painted gyp and exposed brick masonry	Repair, patch, sand, and paint isolated areas of damaged GYP wall.	3	ESL	L	25 square feet in each classroom (30 classrooms), 750 sf @ \$5 sf patch only = \$3,750 + MU's .. Paint excluded, paint to corner length of wall unknown A total of 500 square feet of wall area to be painted per classroom (total of 30 classrooms).						●	●			\$45,881

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Casework	A mix of painted metal with plastic laminate counters (dated) and wood casework of varying finishes and conditions	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L	Provide the following in each classroom (30 classrooms): (8) 36"x48" open book shelves, 24 lf to be replaced = \$150 If demo & replace = \$3,600 x 30 = \$108,000 + MU's; (2) 144"x24" counter, 24' to be replaced = \$90 If demo & replace = \$2,160 x 30 = \$64,800 + MU's (2) 36" tall wardrobe cabinet; \$750 ea = \$1,500 x 30 = \$45,000 + MU's = = = TOTALS \$217,800 + MU's						●	●	●		\$634,438
CTE Programs - Lab Spaces (Computer Tech, Textiles, Healthcare, Mech & Arch Drafting, Multi-Media Studio) All Located in Building A																
Floor & Base Finish Materials	A mix of broadloom carpet and VCT with resilient rubber wall base	Replace aged carpet with new broadloom carpet	2	ESL	L	A total of 3,500 square feet @ \$6 sf demo-prep-replace & new base = \$21,000 + MU's						●	●			\$61,171
Wall Finish Materials	Painted GYP and exposed brick masonry	Repair, patch, sand, and paint isolated areas of damaged GYP wall.	3	ESL	L	A total of 100 square feet @ \$5 sf patch gyp = \$500 + MU's, paint excluded distance to corners unknown A total of 2,000 square feet of wall area to be painted.						●	●			\$7,287
Casework	A mix of painted metal with plastic laminate counters (dated) and wood casework of varying finishes and conditions	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L	Provide the following in each CTE classroom (6 classrooms): (8) 36" double door base cabinet, (8) 36" three drawer base cabinet, (2) 288"x24" counter at ADA height, (1) 36" ADA sink apron (1) 36" tall wardrobe cabinet .. 288 demo exist & base cabinet w/plam top @ \$275 = \$79,200 + MU's .. 144 lf demo exist & new workstation plam countertop @ \$90 = \$12,960 + MU's .. 18 lf demo & new ADA sink apron @ \$100 = \$1,800 + MU's .. 6 ea short wardrobe cabinets & demo exist @ \$500 ea = \$3,000 + MU.s = = = TOTALS \$96,960 + MU.s						●	●	●		\$282,438

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Visual Display Surfaces	A mix of white board, tack boards, and smart boards. A few areas with white board laminate panels	Replace white board laminate panels with better quality white boards	0	OB	L	(6) 6' wall mounted white boards, 4' ht assumed, \$30 sf demo & replace =\$4,320 + MU's Yes, 4' high						●	●	●		\$12,590
Lockers (Material, Vented, ADA)	Separate male and female private locker areas in the healthcare lab. Tall, single, vented metal lockers in fair condition	Recommending replacing lockers.	3	ESL	L	A total of 22 linear feet of new metal lockers, tall single units, ventilated, 22 lockers 72" demo & replace @ \$300 = \$6,600 + MU's						●	●			\$19,229
CTE Programs - Lab Spaces (Machine Tech, Automotive, Auto Collision, Welding, Marine Tech, Carpentry, HVAC, Plumbing, Masonry) All Located in Building B																
Floor & Base Finish Materials	A mix of sealed concrete with painted floor lines and VCT with resilient rubber wall base. All floors are in varying condition, rubber wall base is in poor condition.	Strip sealed concrete to remove all chemical stains, oil stains, paint stains and other stains noticeable throughout both levels. Repaint fading floor lines.	2	ESL	L	A total of 65,300 square feet, unclear how many sf is concrete & how many sf is VCT, cannot be estimated 65,300 square feet of concrete						●	●			\$256,792
Floor & Base Finish Materials		Replace all damaged floor drain covers.	2	ESL	L	(3) 18"x18" steel floor drain cover @ \$150 ea = \$450 + MU's						●	●			\$1,161
Floor & Base Finish Materials		Replace all VCT floors with new VCT.	2	ESL	L	A total of 3,200 square feet @ \$4.75 demo & prep & replace = \$15,200 + MU's						●	●			\$1,316
Floor & Base Finish Materials		Repair damaged CMU wall in masonry lab. Remove broken CMU units and replace with new 12" units.	1	END	L	30 Square Foot area @ \$25 = \$750 + MU's						●	●			\$2,187
Lockers (Material, Vented, ADA)	Scattered areas of uni-sex locker rooms open to the lab areas (not used for full undressing). Tall vented metal locker units in fair condition.	Recommending replacing lockers.	3	ESL	L	A total of 120 linear feet of new metal lockers, tall single units, ventilated, 120 ea @ \$300 demo & replace 72" ht = \$36,000 + MU's						●	●			\$104,865
Other observations	Large open lab areas have limited access to natural light	Recommend considering providing natural light via solar tubes at level two and light wells in level 1 in future renovations	—	OB	L	Level 2: (25) solar tubes @ \$1,000 ea = \$25,000 + MU's Level 1: (8) 72"x72" light wells @ (\$500 roof dome + 120 sf framed downlight @ \$10) = \$1,700 ea x 8 = \$13,600 + MU's						●	●			\$39,620
Art Classrooms																

LEGEND		
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			SEE LEGEND			EVALUATION CRITERIA										* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Casework	A mix of painted metal with plastic laminate counters (dated) and wood casework of varying finishes and conditions	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L	Provide the following in each Art classroom (3 classrooms): (8) 36" double door base cabinet 24 lf \$275 = \$6,600 per room; (8) 36" three drawer base cabinet 24 lf \$275 = \$6,600 per room; (2) 288"x24" counter at ADA height 48 lf \$90 w/demo = \$4,320 per room; (1) 36" ADA sink apron \$300 per room; (1) 36" tall wardrobe cabinet \$750 per room; \$18,570 per room x 3 = TOTALS \$55,710 + MU's						●	●			\$162,282
Visual Display Surfaces	White boards and tack boards of varying condition. Some areas have white board laminate.	Replace white board laminate with better quality wall mounted white board	2	ESL	L	(2) 6' wall mounted white board 4' ht assumed =48 sf \$30 demo-replace = \$1,440 + MU's						●	●	●		\$4,200
Other observations	Art room on level 2 has no natural light, limited storage, poor condition of finishes, and limited privacy (Art room also acts as corridor to allow students access to classrooms located on other side of Art class).	Renovate large Art room, dark room, and storage room to allow Art room to have access to natural light, more adequate storage, privacy from corridor, and better finishes.	2	OB	L	Interior renovation of 4,000 square feet. Renovation to consist of GYP walls, VCT floors, 2x4 ACT ceiling, (5) 36"x84" wood veneer door with painted hollow metal frame, allow \$75 sf (MEP with minor ceiling hvac & electrical room adjusts) = \$300,000 + MU's						●	●			\$873,878
Special Education Classrooms																
Floor & Base Finish Materials	Broadloom carpet with resilient rubber wall base. Carpet is worn and stained	Replace carpet with new broadloom carpet in the near future.	2	ESL	L	9,000 square feet @ \$6 sf demo-prepreplace & new base = \$54,000 + MU's						●	●			\$157,298
Wall Finish Materials	Painted GYP and exposed brick masonry	Repair, patch, sand, and paint wall finishes in a few isolated areas.	2	ESL	L	An average of 1,000 square feet per classroom (6 classrooms)						●	●			\$30,591

CASCO BAY AND PORTLAND ARTS & TECHNOLOGY
Capital Plan Detailed Scope of Work

LEGEND		
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			SEE LEGEND			EVALUATION CRITERIA										* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Casework	A mix of painted metal with plastic laminate counters (dated) and wood casework of varying finishes and conditions	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L	Provide the following in each Special Education classroom (6 classrooms): (2) 36" double door base cabinet with drawer 6 lf \$275 w/demo = \$1,650 per room; (2) 24" four drawer base cabinet 4 lf \$275 w/demo \$1,100 per room; (1) 120"x24" counter at ADA height 10 lf \$90 w/demo = \$900 per room; (1) 36" tall wardrobe cabinet \$750 per room; \$4,400 per room x 6n = TOTALS \$26,400 + MU's						●	●			\$76,907
Visual Display Surfaces	White board laminate panel mounted to wall	Replace with quality whiteboard	1	OB	L	4' x 6' white board (3) = 72 sf @ \$30 demo & replace = \$2,160 + MU's						●	●	●		\$6,290
Other observations	About half of the rooms do not have access to natural light	Recommend providing natural lights to all instructional areas in future renovations.	0	OB	L	Provide (4) solar tubes to the instructional area on the 3rd floor that has no natural light @ \$1,000 ea = \$4,000 + MU's						●	●	●		\$11,652
Dance Studio - Stage (CTE)																
Floor & Base Finish Materials	A mix of VCT, broadloom carpet, and sheet vinyl dance flooring. All with resilient rubber base. All floor finishes and wall base are in fair condition.	Replace carpet in office with new broadloom carpet. Remove and re-use sheet vinyl flooring; reinstall correctly with welded seams to eliminate wrinkles in performance floor.	2	ESL	L	150 square feet of broadloom carpet @ \$6 sf demo-prep-replace=new base = \$900 + MU's						●	●			\$2,623
Floor & Base Finish Materials		Remove and re-use sheet vinyl flooring; reinstall correctly with welded seams to eliminate wrinkles in performance floor.	2	ESL	L	2,800 square feet of sheet vinyl flooring, \$5.75 sf demo-prep-replace with new base = \$16,100 + MU's (RE-USE vinyl flooring? .. NO) No, provide new vinyl flooring.						●	●			\$46,897
Wall Finish Materials	Painted GYP and exposed brick masonry	Repair, patch, sand, and paint wall finishes	2	ESL	L	A total of 80 square feet @ \$5 = \$400 + MU's, paint excluded, distance to corners unknown A total of 1,600 square feet of paint						●	●			\$9,329

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Capital Plan Detailed Scope of Work

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Performance floor area accessibility	Accessible through practice room which is accessible from ramp in doorway	Recommend providing a ramp along the entire front edge of the performance area	3	ESL	L	40 foot long ramp, 4 feet deep, and finished with sheet vinyl performance floor, wood framed & with guardrail facing audience side = \$5,750 + MU's				●						\$16,752
Music Lab - CTE																
Floor & Base Finish Materials	A mix of VCT and broadloom carpet with resilient wall base	replace carpeted areas with broadloom carpet.	2	ESL	L	2,000 square feet of broadloom carpet @ \$6 sf demo-pre-replace new base = \$12,000 + MU's						●	●			\$34,955
Casework	A mix of wood and metal casework. Wood veneer slat wall in large practice room in rough condition	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L	Provide the following in each Special Education classroom (6 classrooms): (1) 48"x72" open mail slot cubie, 6 cubbies \$1,000 ea w/demo = \$6,000; (1) 24"x72" Plastic lam. counter, 36' plm workstation top @ \$90 w/demo = \$3,240; (3) 36" Tall open book case, width unknown, assume 5', 90 lf @ \$150 w/demo = \$13,500; (5) 36" tall cabinet, width unknown, assume storage wardrobe \$750 w/demo = \$22,500; (1) 30 linear feet of wood veneer slat wall assume 8' ht @ \$20 sf =\$4,800 x 6 \$28,800 = = = TOTALS \$74,040 + MU's Yes, assumption of 5' width is correct. Yes, assumption of storage wardrobe is correct.						●	●	●		\$215,673
Library / Media Center																
Floor & Base Finish Materials	Broadloom carpet and resilient rubber base in poor condition	Replace carpet with new broadloom carpet in the near future.	2	ESL	L	2,100 square feet @ \$6 demo-prep-replace & new base =\$12,600 + MU's						●	●			\$36,707
Circulation Desk	Plastic laminate FFE desks in varying finishes and conditions	Recommend replacing with plastic laminate circulation desk with resilient edge banding	3	ESL	L	Provide (1) circulation desk: (1) 120"x30" work surface (1) 24" book drop off base cab (1) 24" base cabinet with drawer (1) 24" four drawer base cabinet, 16' total length ADA compliant @ \$360 lf w/demo = \$5,760 + MU's						●	●			\$16,781
Kitchen and Servery																
Floor & Base Finish Materials	(See Food Service Below) A mix of quarry tile, broadloom carpet, and VCT with resilient rubber base	RegROUT quarry tile	2	ESL	L	A total of 3,200 square feet clean & regROUTing @ \$1.50 sf = \$4,800 + MU's						●	●			\$13,984

CASCO BAY AND PORTLAND ARTS & TECHNOLOGY
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LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Lockers (Material, Vented, ADA)	uni-sex locker area open to the serving areas (not used for full undressing). Tall vented metal locker units in fair condition.	Recommending replacing lockers,	3	ESL	L	A total of 35 linear feet of new metal lockers, tall single units, ventilated, 35 ea 72" ht @ \$300 w/demo = \$10,500 + MU's						●	●			\$30,591
Teacher Workroom and Staff Areas																
Floor & Base Finish Materials	A mix of broadloom carpet and VCT all of varying finishes and condition. Resilient wall base throughout of poor condition.	Recommend replacing the older and more aged carpet in a few of the staff areas on level 1 with new broadloom carpet.	2	ESL	L	1,500 square feet of broadloom carpet @ \$6 sf demo-prep-replace & new base = \$9,000 + MU's						●	●			\$26,216
Ceiling Finish Materials	a mix of 2x2 and 2x4 ACT ceiling in fair condition	Recommend replacing 2x2 and 2x4 ACT tiles with new 2x2 and 2x4 ACT ceilings complete in the near future	3	ESL	L	A total of 750 square feet of 2x2 ACT ceiling and a total of 650 square feet of 2x4 ACT ceiling., assume new grid, 2x2 @ \$6 sf w/demo & 2x4 @ \$4.25 w/demo = \$7,265 + MU's Yes, provide new grid						●	●			\$21,165
Casework	A mix of plastic laminate, wood, and metal casework of varying age, finishes, and condition.	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L	Provide the following in each staff room (2) rooms: (5) 36" tall cabinet, assume storage wardrobe \$750 w/demo = \$3,750 per room; (2) 48"x72" open mail slot cubie @ \$1,000 ea = \$2,000 per room; (1) 24"x72" Plastic lam. Counter @ \$90 w/demo = \$540 per room; (2) 36" base cabinets with drawer @ \$275 w/demo = \$1,650 per room; (1) 18'x24" counter at ADA height @ \$90 w/demo = \$1,620 per room; (2) 24" four drawer base cabinet @ \$275 w/demo = \$1,100 per room; (1) ADA sink apron @ \$300 ea = \$300 per room = = \$10,960 per room x 2 = = TOTALS \$21,920 + MU's						●	●			\$63,852
Nurse and Health																
Floor & Base Finish Materials	A mix of VCT, broadloom carpet, and resilient rubber wall base all in fair condition	Recommend replacing all flooring with VCT.	2	ESL	L	200 square feet of VCT @ \$5 demo-prep-replace & new base = \$1,000 + MU's						●	●			\$2,913

CASCO BAY AND PORTLAND ARTS & TECHNOLOGY
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Sinks (ADA compliance)	Stainless steel counter mounted sink with stainless steel fixtures (non-ADA because of height and knee clearance)	Recommend replacing non-ADA compliant sink with resilient plastic laminate casework with resilient edge banding, lockable doors, adjustable shelves, and meets current ADA requirements.	2	ESL	L	(1) 8"x24" counter at ADA height @ \$90 w/demo = \$630 + MU's (note 84" assumed, NOT 84"); (1) 24" base cabinets with drawer @ \$275 w/demo = \$550 + MU's; (1) 24" four drawer base cabinet @ \$275 w/demo = \$550 + MU's; (1) 36" ADA sink apron w/demo @ \$300 + MU's; (1) stainless steel counter mounted sink w/demo @ \$1,500 + MU's = TOTALS \$3,530 + MU's Correct, dimension is supposed to be 84 inches.						●	●			\$10,287
Privacy Curtains (no. of rest areas)	Pull privacy curtain in good shape. Rest area is located within the nurses office offering little privacy.	Recommend providing a private rest area with privacy curtain separate from the nurses office in future renovations	3	OB	L	64 square feet of interior renovation. Construction consists of GYP walls extending to deck, 2x4 ACT ceiling, VCT floor, (1) wood veneer 36"x84" door, (1) 120" long privacy curtain and tack mounted to the ceiling, assume \$75 sf w/MEP minimal readjustment in ceiling = \$4,800 + MU's						●	●			\$13,984
Administration Office Area																
Floor & Base Finish Materials	A mix of broadloom carpet and VCT of varying finishes and condition. Resilient rubber wall base throughout in poor condition.	Recommend replacing the older and more aged carpet in a few of the staff areas on level 1 and 2 with new broadloom carpet.	2	ESL	L	2,000 square feet of broadloom carpet @ \$6 demo-prep-replace-new base = \$12,000 + MU's						●	●			\$34,955
Ceiling Finish Materials	a mix of 2x2 and 2x4 ACT ceiling in fair condition	Recommend replacing 2x2 and 2x4 ACT tiles with new 2x2 and 2x4 ACT ceilings complete in the near future	3	ESL	L	A total of 400 square feet of 2x2 ACT ceiling and a total of 400 square feet of 2x4 ACT ceiling, assume new grid, 2x2 @ \$6 sf w/demo & 2x4 @ \$4.25 w/demo = \$4,100 + MU's Correct, provide new grid						●	●			\$11,942
Casework	A mix of plastic laminate, wood, and metal casework of varying age, finishes, and condition.	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L	Provide the following in each office (8) rooms: (2) 36" tall cabinet, assume wardrobe cabinet @ \$750 = \$12,000 + MU's						●	●			\$34,955
Mechanical and Service Spaces																
Wall Finish Materials	Painted gyp and exposed brick masonry	Repair, patch, sand, and paint wall finishes	2	ESL	L	A total of 80 square feet @ \$5 patch gyp = \$400 + MU's, masonry excluded & paint excluded						●	●			\$1,171
Total Years 11 - 15																\$8,303,498

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations																
BUILDING EXTERIOR																
Exterior Wall Cladding																
Materials	Brick masonry veneer in good condition.	Recommend re-pointing masonry as part of standard maintenance practice.	3	ESL	L	Budget							●	●		\$216,550
Materials	Corrugated metal panel at penthouses over building B is in poor condition.	Strip paint off of metal panels and repaint with exterior grade paint. Replace rusted panels.	2	ESL	L	Size of penthouses are 20'x40' and is 20' high. Replace 5 metal panels complete. Assume wall panels, not roof panels, unclear .. panel width for replacement unclear .. clean-scrape-prep-repaint assumed 24" wide wall panels 2,200 sf @ \$5 = \$11,000 .. replace 200 sf panels 24" w x 20' high @ \$10 = \$2,000 .. totals \$13,000 + MU's Metal panels are wall panels and assume they are 48" wide.							●	●		\$42,368
Spalling, Staining, Efflorescence	Minor signs of efflorescence at exterior masonry wall along outdoor seating area above main entrance.	Remove areas of brick and precast wall cap where efflorescence is taking place and repair cause of water entry causing efflorescence. Replace with new brick and precast cap to match existing.	2	ESL	L	250 square feet of masonry @ \$30 demo & replace = \$7,500 + MU's and 30 linear feet of precast wall cap @ \$75 = \$2,250 + MU's = = \$9,750 total + MU's.							●	●		\$31,779
Windows																
Frame Materials	Aluminum, original to the building.	Replace all windows with thermally broken painted aluminum windows.	2	OB	L	(20) 16'-8"x4'-8" Alum window (25) 4'-0"x6'-4" Alum window (26) 10'-0"x4'-8" Alum window (10) 6'-0"x6'-4" Alum window (18) 20'-4"x6'-4" Alum window NOTE: window size and quantities closely matches existing window configuration, 6,110 sf total area @ \$75 sf demo-replace-blocking re-used-limited return interior patching = \$458,250 + MU's							●	●		\$1,493,480

CASCO BAY AND PORTLAND ARTS & TECHNOLOGY
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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			SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Lintels	steel with coating failure and corrosion	Clean and coat all steel lintels	2	ESL	L	See above for quantities, each window opening has an existing steel lintel to be cleaned and coated, 1,115 lf total lintel length @ \$10 lf clean & repaint = \$11,150 + MU's						●	●			\$36,337
Window Treatment (Shades or Blinds)	A mix of blinds, curtains, and shades in varying conditions and finishes	Consider replacing all window treatment with pull down window shades of consistent finishes.	3	OB	L	See above for quantities .. 6,110 sf total window treatment demo & replace @ \$7.50 sf =\$45,825 + MU's						●	●			\$149,355
Exterior Doors - Main Entrance																
Frame Materials	Aluminum, original to the building.	Replace all existing aluminum framed exterior entrances with thermally broken painted aluminum storefront systems.	2	OB	L	(1) 20'-4"x8'-4" Aluminum storefront system with two 72"x84" double door NOTE: window size and quantities closely matches existing window configuration, 90 sf sidelite & transom demo & replace \$85 sf + 4 ea door demo & replace @ \$2,500 = = \$17,650 + MU's						●	●			\$57,527
Exterior Doors (not including Main Entry)																
Materials	Aluminum (part of aluminum storefront system) and stand alone metal doors in varying condition.	Replace all existing aluminum framed exterior entrances with thermally broken painted aluminum storefront systems.	2	OB	L	(1) 11'-4"x21'-0" Aluminum storefront system with one 72"x84" double door (1) 10'-0"x8'-4" Aluminum storefront system with one 72"x84" double door (1) 20'-4"x8'-4" Aluminum storefront system with two 72"x84" double door NOTE: window size and quantities closely matches existing window configuration, 330 sf sidelite & transom demo & replace @ \$85 sf + 8 doors demo & replace @ \$2,500 = = \$48,050 + MU's						●	●			\$156,598
Fascia, Trim, Soffits & Overhangs																
Materials	Cementitious soffit material in good condition	Recommend re-painting as part of standard maintenance practice.	3	ESL	L	A total of 5,000 square feet, \$3 sf clean-prep-repaint = \$15,000 + MU's						●	●			\$48,886
Sealants & Expansion Joints																
Window / Door Perimeter Sealant	Perimeter sealant material unknown and is varying in age and condition. Sealant is failing at all windows and storefronts.	remove and replace all sealant and back rod materials at windows and curtainwalls	1	END	L	A total of 4,000 linear feet of perimeter sealant @ \$3.50 lf rout out & recaulk =\$14,000 + MU's						●	●			\$45,627

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Building Joint Sealant	A mix of older building joint sealant material unknown and is varying in age and condition with newer building joint sealant. Newer sealant is in good condition but isolated areas of old sealant is showing signs of failing.	Consider replacing all of the "older" building joint sealant. Schedule sealant replacement with work needed to replace sealant around windows and curtainwalls	2	ESL	L	Approx 800 lf sealant, assuming deeper & wider for expansion or brick joint & backing rod required, \$5 lf to rout out & replace = \$4,000 + MU's. Brick joint width with backing rod						●	●			\$13,036
Exterior Stairs and Ladders																
Locations and Materials	1 metal roof ladder, 1 metal exterior egress stair at building B, 1 concrete stair at building B. All of varying condition. Stairs have a mix of code compliant and non code compliant railings (some of the railings do not extend beyond the bottom of the stair).	Roof ladder: Remove rust and provide new exterior paint finish.	2	ESL	L	(1) 14' wall mounted steel roof ladder, approx 60 lf ladder piping clean-prep-repaint @ \$10 lf = \$600 + MU's						●	●			\$1,960
Locations and Materials		Exterior egress stair: Provide missing handrail at masonry wall, provide 2' hand rail extension at currently installed handrail. Recommend replacing stair complete due to heavy amount of rust and corrosion of steel.	1	END	L	A total of 30 linear feet of painted metal round handrail at ADA and code compliant heights, wall mount single pipe rail assumed, \$30 lf = \$900 + MU's; (1) 5'x20' exterior grade metal egress stairs, wall mounted with perforated steel treads, \$15,000 + MU's. Yes, wall mount single pipe rail						●	●			\$51,820
Total Years 16 -20																\$2,345,323

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
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1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
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3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA										* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Year 0 (Fiscal Year 2017) - Immediate Recommendations																	
																	\$0
STRUCTURAL																	
Additional Observation	A. Boiler Chimney: Mass masonry/brick chimney. Numerous cracks are visible in the mortar between the brick. Four steel ring have already been installed but do not appear to be enough.	Further investigate chimney, rebuilding most likely require	1	OB	I	1 chimney size & ht & scope unclear rebuilt Assumed Repair (repair to be verify by investigation) removing existing chimney down to roof level and rebuilding, chimney is 12ft round by 60ft tall.							●	●			\$63,210
MECHANICAL																	
Pumps (Original Building)	Steam condensate return units and boiler feed tank, pumps, controls	Replace boiler feed tank, pumps, and conttols at end of service life-may fail. Install new HW pumps at time of steam to HW conversion	1	END	I	Replace (year 0) current boiler feed with new unit (9,000 #/hr steam boilers)							●	●			\$30,000
																Total Year 0	\$93,210

DEERING HIGH SCHOOL
Capital Plan Detailed Scope of Work

LEGEND		
<u>Condition Level</u> 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	<u>Life Cycle (Age Factor)</u> N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	<u>Action Priority</u> I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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Category	Description and General Comments	Recommended Action	See Legend			Quantity Info	Evaluation Criteria									* Opinion of Probable Cost
			Cond. Level	Life Cycle	Action Priority		Security	Health & Safety	Code Compliance	ADA/ Accessibility	Sustain - Ability	Extending Bldg. Life	Operation & Maintenance	Impact on Learn. Env.	Aesthetics & Appearance	
Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations																
Site																
Parking																
General Layout Description	Observed parking enforcement walking lot. Linear at back. Bollards to be replaced. Observed parking in fire lane	Replace bollards.	1	END	S	4 ea \$600		●					●			\$4,502
Paving Materials	Bituminous. Parking lot of Ludlow Street, Poor. Permit parking signs outside of paved lot.	Mill and repave parking lot off Ludlow Street. Pave permit parking spaces.	1	END	S	Overlay: 12500s.f.@\$1.25 New Spaces: 500 s.f. @\$4							●			\$33,063
Curbing Materials & Wheel Stops	None	Install wheel stops in staff lot at building and along grassed/sidewalk at faculty/student parking in rear.	0	OS	S	wheelstops:13 @ \$250 Curb: 800 lf@10							●			\$21,104
Number of Spaces (Regular & ADA)	5 at faculty parking, not compliant 1 at Ludlow Street lot no aisle, not compliant	Update grade, signage, striping, accessible route, etc. to bring spaces into compliance.	1	END	S	signage: 3 @\$125 Striping: 200lf@\$1 grade change will depend on severity of non-compliance		●		●						\$1,078
Size of Spaces	8' X 18', if compact spaces sign them	Sign compact spaces as appropriate.	2	ESL	S	10 @\$125							●			\$2,345
Vehicular & Pedestrian Circulation																
Observed Circulation Patterns	Worn path along south side of building.	Consider installing sidewalk.	2	END	S	1770s.f.@\$2.5		●								\$8,300
Walkway Materials	Brick, Pavers, Concrete as noted on plans. Faculty/Student parking does not have connectors to sidewalk. Observed Peds using drive aisle as opposed to sidewalk. Brick sidewalk in front of school, south of the circle in poor condition.	Handrails needed at stairwell nearest the Ludlow Street parking. Brick sidewalk in front of school, south of the circle needs replacement.	1	END	S	Concretewalk: 2600 s.f. @\$14 Handrails: 50lf@\$100		●								\$51,605
Curb Cuts & Detectable Warning Strips	Curb cuts and panels on Stevens Avenue - Good. No panels at Ludlow Street lot.	Install panels at Ludlow Street lot.	0	OS	S	4 panels: 80s.f.@\$60		●		●						\$36,019
Pedestrian Ramp Location & Materials	No ADA access along front of building. Lip on ramp on parking lot off Ludlow Street	Adjust ramp to reduce lip to 1/4" or less.	2	ESL	S	50s.f.@\$24		●		●						\$2,251
Service Area																
Trash & Recycling Containers (# & Size), Trash Compactor (size)	2- 10 yd solid. 1- 6 yd recycle. No screening.	Screening needed. Recommend swapping dumpster and recycle area with facility maintenance vehicle parking.	3	ESL	S	10' x 15' exclusive screened area w/8" concrete on 12" gravel & gate & bollards, \$5,750 + MU's							●		●	\$10,788
Courtyards & Exterior Gathering Spaces																
Locations, Materials and Characteristics	Bare area between Deering HS and Longfellow ES.	Re-establish grass.	2	ESL	S	Loam and Seed: 1550s.f@\$0.75							●			\$2,179
Site Furniture & Accessories																
Types, Locations, Materials	Granite benches, various trash cans in courtyard, good trash can coverage at doors. Limited lighting.	Additional lighting.	2	ESL	S	4 ea @\$6000	●									\$45,024
Flagpoles	Front (poor)	Pole needs to be painted.	2	ESL	S	1 @ \$500									●	\$937
Site Drainage																

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Ponding	Various, Ponding at dumpsters	Install catch basin and connect to existing drainage.	1	OB	S	Catch Basin: 1@\$3000 Curb: 60lf @\$10 Pipe: 70lf@\$50							●			\$13,319
Catch Basins	Sags at basins within parking.	Adjust cover to grade and patch pavement.	2	ESL	S	3each @\$750							●			\$4,221
STRUCTURAL																
First Floor Construction	B. Spalls on the underside of the concrete slab (some are link to penetrations) some with exposed rebar.	Coat exposed rebar with protective coating. Patch concrete	2	END	S	30 locations, allow \$150 ea = \$4,500 +MU's										\$8,445
First Floor Construction	D. Water damage in north wall first floor	Verify water did not damage structure. Repair.	2	END	S	1 location quantity damage unknown, allow \$1,500 + MU's OK						●	●			\$2,817
First Floor Construction	E. Exterior round steel column (with channels) at north wing south face: paint is peeling at the top and bottom (rust)	Paint columns	2	END	S	1 location quantity column ht & diameter unknown, allow 12" diameter & 14' ht = 90 sf prep-repaint @ \$10 = \$900 + MU's OK						●	●			\$1,689
Roof Construction	Original building: C. At the access to the attic (either side of the central roof/art classes) the concrete slab is exposed. Cracks where noted in the slab of the south one.	Repair Cracks	2	END	S	10lf						●	●			\$380
Roof Construction - Pitched Roofs	A. Some water stains in wood framing by the door (not currently wet) and water damage at flat roof section (room beyond cell tower)	Monitor for moisture. Repair damage area	3	ESL	S	5 locations, assume 30sq.ft per areax5locations = 150sq. ft. 3 locations unfinished (attic area), 2 locations finish (plaster)						●	●			\$4,506
Roof Construction	Above the roof are large square parapets (the parapets become terracotta through the attic space). No cracks are visible but there are reports of leaks in hard driven rain (localized items issues noted below).	Re-point parapet	3	ESL	S	~3,500 sq. ft. @ \$7.50 = \$26,250 + MU's						●	●			\$49,249
Roof Construction	A. At the south most parapet/chimney, we observed small spalls in the cast stone, exposing rebar.	Coat expose rebar with protective coating. Patch concrete	2	END	S	2 locations @ \$150 ea = \$300 + MU's						●	●			\$567
Roof Construction	B. There is a smaller square chimney, above the north roof. The chimney is missing mortar and has a handful of damage brick.	Re-point/repair.	2	END	S	1 chimney, dimensions & ht unclear chimney is 2'-8" by 1'-4" by 11ft						●	●			\$1,689
Exterior Wall Construction - Original Building	A. Localized brick issues noted including damage brick, spalls, bulge and cracks	Repair brick	2	OB	S	20 locations, size of damaged areas & categorization of different damages per area unclear, allow \$500 ea location = \$10,000 + MU's OK						●	●			\$18,760

LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
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Exterior Wall Construction - Original Building	B. Cast stone band has some spalls and loose sections some exposing rebar	Remove loose sections, coat rebar with protective coat and patch.	2	OB	S	10 locations (mostly on south face), size of damaged areas unclear, allow \$750 ea = \$7,500 + MU's OK						●	●			\$14,073
Exterior Wall Construction - Original Building	C. Decorative stone at the entrances have some small spalls/cracks and mortar missing	Patch/Repair	2	END	S	7 locations, size of areas unclear, allow \$500 ea = \$3,500 + MU's OK						●	●			\$6,569
Exterior Wall Construction - Original Building	D. Lintel rusting and in the creating in some locations cracking/jacking of the brick	At location with no jacking, clean lintel and paint with protective coating. At location with jacking, remove and replace lintels.	2	END	S	25 locations replacement total If lintels unclear, cannot be estimated 125lf, 30 locations coating only total If of lintels unclear, cannot be estiamted. 450lf (is there overlap with item 155)						●	●			\$107,872
Exterior Wall Construction - 1982 Addition	A. Where the overhang steps back, steel lintels are visible. The lintels are showing signs of rust (also noted at door overhang on north east face)	Paint lintels with protective coating	2	ESL	S	7 locations total If of lintels unclear, cannot be estimated 185lf						●	●			\$3,472
Exterior Wall Construction - 1982 Addition	B. At the stairs tower the CMU backup wall stepped cracks.	Monitor cracks to see if they develop further. Repair if they expends	2	ESL	S	10 locations no repairs required, total If of cracks unknown assume 150lf						●	●			\$14,073
Exterior Wall Construction - 1982 Addition	C. Localize brick issues noted: (1) step crack at north façade, missing mortar at tall column wraps, chipped brick.	Repair brick/mortar	2	END	S	4 locations, total If cracks unknown, scope of repairs and areas unclear, 15 lf of crack and 30sq ft of repointing						●	●			\$1,832
Exterior Wall Construction - 1982 Addition	D. At brick movement joint the caulking is falling out	Replace caulking	2	OB	S	4 locations total If caulk required unclear assume 35lft (is this already covered by line 176?)						●	●			\$231
Interior Partitions - Original Construction	A. In isolated location we noted cracking in the interior masonry	Repair cracks	2	END	S	7 locations total If cracks unknown assume 50lf per locations						●	●			\$32,833
Additional Observation	Site Feature: Entry features at street (brick walls on concrete foundations spalls, crack and effervescent observed in the brick.	Repair brick	2	END	S	3 entry features, 20 repair locations entry feature meaning unclear added photo (3 sets of 2), sf areas & types of repairs unclear, carry 400sq.ft. of cleanning, 10 brick replacement, and 150sq ft of repointing.						●	●			\$14,210
Additional Observation	Site Feature: Concrete site walls and stairs: cracks and spalls observed in discrete locations, some exposing reinforcement. Additional spoils noted at base of post	Coat reinforcement with protective coating and path concrete	2	END	S	10 locations # locations w/exposed rebar and total sf affected areas unclear. 3 location with exposed rebar, approximately 30 sq. ft of concrete to replace.						●	●			\$1,409
BUILDING INTERIOR																
General Notes																

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

** Note:
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Interior doors	A mix of painted wood and painted metal doors with a mix of painted wood frames and painted hollow metal frames. Doors in the original building are dated and approaching end of life.	Original Building (building A): Recommend replacement of all interior doors and wood frames in the original building with new wood veneer doors and painted hollow metal frames	2	END	S	(275) single door 36"x84" (40) double door 72"x84" \$1.550 per door-frame w/demo-replace-new lockset & closer =355 @ \$1,550 =\$550,250 + MU's				●		●	●			\$1,032,264
Non-ADA compliant door hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware. Door knobs are found on doors in both the original and addition buildings	0	OB	S	110 Knobs to be replaced with ADA/Code compliant, aluminum hardware \$500 ea includes wood leaf modification = \$55,000 + MU's				●		●	●			\$103,179
Main Entrance -Addition (building B)																
Door Configuration (Vestibule?)	Vestibule, non-secured entrance. No ADA push button	Recommend providing ADA push button access at each entrance.	0	OB	S	(2) ADA push button sequence for two double doors. \$5,000 w/new wiring + MU's				●						\$9,380
		Recommend creating a secured entry into building B by providing a sequence of lock / buzz-in entry devices	0	OB	S	(2) Buzz-in intercom entry devices @ \$1,500 w/door hdwr upgrade = \$3,000 + MU's	●									\$5,628
Door Hardware	Aluminum, ADA/Code compliant hardware. One set of vestibule doors have a crash bar, the other set does not and requires one	Provide crash bar egress hardware at set of vestibule doors where it is missing.	0	OB	S	(1) set of aluminum crash bar exit device for a total of three 36" doors. @ \$550 ea = \$1,650 + MU's			●							\$3,098
Corridors (building B)																
Doors opening into Corridors (rating, closers, hold-opens, swing, widths)	It is likely the doors are rated. Doors have closers and hold opens (with the exception of classroom doors) mix of flush doors and half glazed doors with safety glazing	Provide closers at classroom doors	0	OB	S	A total of (10) closers for single 36" doors. @ \$300 = \$3,000 + MU's			●							\$5,628
Drinking Fountains	No drinking fountains in corridors	Provide ADA compliant fountains on each level of building B	0	OB	S	(2) high-low ADA compliant drinking fountains with metal pipe cane detection devices on either side of the drinking fountain. \$2,250 fountain & new rough + \$500 cane detectors = \$2,750 x 2 = \$5,500 + MU's				●						\$10,321
Science Classrooms (building A)																
Sinks (ADA compliance)	Sinks provided in labs. Non-ADA because of height and lack of knee clearance	Provided sinks that meet ADA requirements when casework is replaced as described above.	0	OB	S	(1) ADA sink required in each lab (A total of 10 labs) \$2,000 ea new sink & re-use rough but adjust as req'd = \$20,000 + MU's				●						\$37,520
Family & Consumer Science																

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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			SEE LEGEND			EVALUATION CRITERIA										* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Casework	A mix of residential grade kitchen casework, plastic laminate, and wood casework of varying age and condition. Not at ADA height and no knee clearance.	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves. Casework to all meet ADA requirements.	O	OB	S	(1) plastic laminate 120"x48" peninsula type counter (mirrored casework layout on each side). @ \$450 = \$4,500; (2) 36" three drawer base cabinet @ \$275 If w/demo-plam top assumed = \$1,650; (2) 36" ADA sink apron @ \$300 = \$600; (2) 24" Base cabinet with drawer @ \$275 If w/demo-plam top = \$1,100; (2) 24" open shelf base cabinet @ \$250 If w/demo & plam top = \$1,000; (2) 24" wall cabinet @ \$125 If w/demo = \$500; (2) 36" open shelf wall cabinet @ \$115 w/demo = \$690; (1) 48"x36" open shelf book case @ \$150 w/demo = \$600 = =				●						\$19,963
Art Classrooms																
Sinks (ADA compliance)	Sinks provided but are non-ADA because of height and lack of knee clearance	Provided sinks that meet ADA requirements when casework is replaced as described above.	O	OB	S	(1) ADA sink required per Art room (2 rooms) \$2,000 sink & re-use exist rough but modify as req'd = \$4,000 + MU's				●						\$7,504
Kilns	Kiln (not enclosed)	Provide a rated, ventilated, and accessible room to keep the kiln in as part of future renovations.	O	OB	S	80 square feet of interior renovation to provide a room constructed of gyp partitions up to roof deck, single wood veneer 36"x84" door, 2x4 ACT ceilings, and quartz floor tile. @ \$125 sf = \$10,000 + \$2,500 relocate kiln-hood-fan = \$12,500 + MU's		●								\$23,453
Other observations	Both Art rooms have an "upper" level that is currently used by students. Upper levels contain areas of low ceilings, non-code compliant rails at each stair, and the entire upper level is not accessible.	Recommend providing code compliant railings to each stair. Railings to be painted round metal hand rails with required extensions beyond top and bottom of stairs.	O	OB	S	A total of 18 linear feet of round metal hand rail, single line wall rail assumed @ \$30 demo & replace = \$540 + MU's			●							\$1,016
Other observations		Recommend providing chair lift to make upper levels accessible to all students.	O	OB	S	(2) chairlifts - 36"x48" painted metal w/ slip resistant floor finish @ \$25,000 mea + \$7.500 enclosure & trims = \$32,500 es x 2 = \$65,000 + MU's				●						\$121,939
Library / Media Center																

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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			SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Sinks (ADA compliance)	Stainless steel counter mounted sink, Non-ADA	Recommend replacing sink and casework with ADA compliant casework and sink configuration. Plastic laminate finish to match other plastic laminate casework in the same room.	0	OB	S	Provide the following in two rooms: (1) Plastic laminate 96" counter with resilient edge banding, at ADA height @ \$90 w/demo = \$720 per room; (1) 36" ADA sink apron \$300 per room; (2) 30" Base cabinet with drawer 5 lf \$275 w/demo = \$1,375 per room; (1) stainless steel counter mounted sink \$1,500 & re-use exist rough per room; = = = TOTALS \$ 3,895 per room x 2 = \$7,790 + MU's				●						\$14,615
Gymnasium																
Wall Pads	Wall mounted wall pads located behind two hoops at main basketball court. Pads are in good condition.	Recommend providing wall pads at walls behind two hoops, next to two main basketball hoops, for added protection.	0	OB	S	A total of 20 linear wall feet of wall pads to match existing 6' ht assumed @ \$8.50 sf = \$1,020 + MU's		●								\$1,913
Drinking Fountains	(2) recessed water fountains, Non-ADA, dated and in poor condition.	Recommend removing current drinking fountains and replacing them with current, ADA compliant drinking fountain. Patch wall where original drinking fountains were located.	0	OB	S	(1) hi/low drinking fountain with water bottle filler \$1,500 & re-use existing rough-in; - Patch 36 square foot area of CMU block wall with CMU block and painted to match wall. \$20 sf = \$720 lump; TOTALS \$2,220 + MU's				●						\$4,170
Bleachers	Wood telescoping bleachers in fair condition and working order. Obvious signs of wear and tear, recommending replacing in future renovations.	Recommend replacing bleachers complete in the next 20 years with a more resilient bleacher (plastic seats) and ADA grab bars in center walkways.	3	ESL	S	(2) 90 foot retractable bleachers (elec. Motor) with plastic seats and center aisle hand rails. Each set of bleachers to have 12 rows of bench seating; 600 total seats assumed @ \$190 per seat = \$114,000 + MU's				●						\$213,862
Staff Toilets																
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Some staff toilets are ADA compliant due to accessories, fixture heights, and room size; but most are not.	Recommend providing (2) centrally located staff toilets on each floor that meet all ADA and code requirements	0	OB	S	A total of (7) interior renovations of 64 square feet to provide ADA compliant staff bathrooms. Finishes to be painted gyp walls, quartz tile floors, rubber wall base, and 2x4 ACT ceilings. Each staff toilet to have wall mounted mirrors, grab bars, and ADA compliant fixtures. \$10,000 ea 64 sf bath complete x 7 = \$70,000 + MU's				●						\$131,319
FIRE PROTECTION																

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Apparent Rated Corridor Construction	It is likely the existing construction provides some inherent rating. Any renovations significant enough to trigger a code requirement to make the corridor ratings fully compliant would likely also trigger sprinkler protection for the building, in which case the corridors would not require any rating.	Recommend providing sprinkler system	-	-	S	173,000 sf @ \$3.50 (older const) + \$12,000 backflow & bldg entry + \$20,000 allow water main upgrade = \$637,500 + MU's		●	●							\$1,195,942
MECHANICAL																
Pumps (Original Building)	Steam condensate return units and boiler feed tank, pumps, controls	Replace boiler feed tank, pumps, and conttols at end of service life-may fail. Install new HW pumps at time of steam to HW conversion.	1	END	S	Install (years 1-5) (2) 300 gpm pumps with VFDs + MU's						●	●			\$49,860
SECURITY																
Secure Entry Vestibule	Secured entry with buzz-in entry system at second set of doors. Secured vestibule does not enter directly into admin area, allowing visitors to have access to student areas before checking in.	Recommend providing a third set of entry doors between corridor and entrances into admin suite and principles office. Third set of door to be buzz-in to allow access to student areas. Door configuration to match existing vestibule doors	0	OB	S	300 Square Feet of complete interior renovations. \$125 sf = \$37,500 + MU's	●									\$70,352
Intrusion Alarm System	2012 vintage bosch with wireless motion detectors. System is integrated with district-wide network.	System will reach the end of its anticipated useful life within 15 years	3	ESL	S	Carry complete system replacement for 138,818 sf	●									\$192,584
Total Years 1 - 5																\$3,776,921

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
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1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations																
PLUMBING																
Water Service	Municiple Water Supply w/Single Check Testable Backflow	Upgrade Backflow Protection to current municiple requirements	2	END	L	Replace with Compliant RPZs Figure (2) 2" + MU's						●	●			\$16,307
Hot Water System	Generated via Boilers via steam to DHW maker & storage. Miscel electric 40 gal. DHW units for summer use	Upgrade with 80 gallon condensing gas fired DHW Maker/storage in original building.	1	END	L	Replace with gas fired unit. + MU's						●	●			\$15,530
Domestic Distribution System	Mostly original copper with lead solder--end of service life	Replace with new copper distribution system with insulaton	2	END	L	Figure \$/SF @ 140K SF						●	●			\$3,727,200
Sanitary Waste and Vent System	Cast iron and PVC	Replace in original building	3	ESL	L	\$/SF @ 140K SF						●	●			\$2,282,910
Storm Drain System	Cast iron and PVC	Replace in original building	3	ESL	L	\$/SF @ 140K SF						●	●			\$978,390
MECHANICAL																
Heating Plant	The Steam boiler plant was replaced in 2014 with (3) Hurst Firetube Series 500 boilers. Gross output is 2,678 MBH per boiler. Existing breeching was reused. Combustion air supplied via combustion air fan (VFD). A steam to hot water convertor supplies hot water to the 1981 additon via vertical inline pumps. Steam heating supplies the original building. Heating hot water and domestic CW piping serves the 1981 additon via underground piping.	Replace existng steam boielers with (2) 3,500MBH condensing hot water boilers at time of building steam to hot water conversion.	4	N	L	(2) 3,500 MBH condensing boilers & Appurtenances + MU's						●	●			\$660,025
Air Handling Unit Systems (1981 Asddition)	1981 Addition (Hot Water): Gym roof top ERUs were not operating. The wheels are plugged with debris and rusty and at end of service life. All indoor H & V units as well are at end of service life.	1981: Repair and cleanERUs and recommission to operate (year 0) Requires replacement (Years 1-5) Rplace all indoor H & V (AHU) units.	1	END	L	Figure (2) rooftop ERVs at 2,500 cfm each with hot water coils. Figure (4) indoor AHUs at 10,000 cfm each with HW coils. \$/SF @ 20K SF for ductwork modifications						●	●			\$1,164,750
Air Handling Unit Systems (Original Building)	Original Building: Indoor AHUs operating H & V units only with economizer cooling.	Replace indoor H & V (AHU) units with new HW units. Replace Exhaust Fans	2	END	L	(6) 15,000 cfm indoor AHUs with HW coils and economizer--no AC. \$/SF @ 130K SF for ductwork						●	●			\$2,772,105
Pumps (1981 Additon)	Original vintage pumps, reset water via 3-way valve	Replace Pumps with new VFD pumps.	2	END	L	Figure (2) 120 gpm pumps						●	●			\$58,238
Terminal Unit Systems & Air Systems	Fintube, CUHs, & Classroom Unit Ventialtors at end of service life.	Replace systems with fintube and CUHs--ventilation thru ducted AHUs listed above.	2	END	L	\$/SF @ 190K SF (\$3/SF ?) + MU's						●	●			\$1,327,815
Exhaust Systems	EFs operating but vintage. All system are at end of service life.	Replace EFs.	2	END	L	Figure (6) 1,000 cfm Efs. + MU's						●	●			\$55,908
Piping System	1981 addition is satisfactory. Original school steam and condensate piping is vintage with steam trap and manual control valve maintenance.	Steam heating sytem serving original building and underground to Longfellow is at end of service life--underground near failure.	2	END	L	Install new HW piping in the original building. \$/SF @ 130K SF No underground to Longfellow + MU's						●	●			\$3,634,020

LEGEND		
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3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Automatic Temperature Controls	Mostly pneumatics. Aged system w/air leaks	Replace controls with new electric DDC system	2	END	L	\$/SF @ 190K SF (\$3/SF ?) + MU's						●	●			\$1,327,815
ELECTRICAL																
Service	Underground primary to utility transformer vault in building. The vault was not accessible at the time of our visit as it requires utility company presence to access. Comments regarding life cycle are based on the general building vault arrangement being an obsolete design.	Update service to padmount transformer arrangement. Upgrade service to 480/277V as part of any planned facility renovations. This work should include Providing a separate utility electric meter for the leased cellular equipment area in the attic.		OB	L	Carry Complete new service with padmount transformer for 138,818 sf						●	●			\$283,423
Wiring	Building wire in conduit		3	ESL	L							●	●			
Equipment	1983 vintage GE switchboard	As a maintenance item, perform infra-red scanning of the service equipment to assess condition of contacts and terminations. Switchboard will need to be replaced within 10 years.	2	END	L	Carry complete replacement for 1600A 480/277V switchboard						●	●			\$281,093
Distribution System	1983 Addition feeder voltage is stepped up to 600V via a 300kVA transformer located in the main electric room, then stepped back down to 208/120V via a second 300kVA transformer located in the 1983 building electric room.	Delete 600V transformers and provide a 480V feeder to the 1983 building as part of service entrance upgrades recommended above.	3	END	L	Carry complete power distribution system for 138,818 sf						●	●			\$869,680
Panels	Panels are primarily a mixture of Square D panelboards that were installed in the Summer of 2016 to replace obsolete panelboards and 1983 vintage GE panelboards that are nearing the end of their anticipated useful life. It appears that the new panels were connected to the existing feeders. A couple of obsolete panelboards remain to be replaced. Light-commercial-grade loadcenters are in use in the MDF room, cellular phone equipment room, and Boiler Room. Some corridor panelboards are mounted higher than would be permitted by current code.	1983 vintage panels and light-commercial-grade load centers should be replaced with modern panelboards. Panelboards that are mounted higher than permitted by NEC should be relocated.	2	END	L							●	●			
Branch Circuits	Based on what can be seen from a visual inspection, branch-circuit wiring appears to be a mix of building wire in conduit and MC cable. The wiring varies in age and condition. Some very old cloth covered wire in conduit was noted at an open junction box in the attic. It was also noted that extension cords are in use in the boiler room for chemical feed pumps due to the receptacles intended to serve the pumps being improperly located. Abandoned wiring was observed at a wall abutting the electric room and in the attic above the old gymnasium.	Any cloth wiring that remains should be updated to modern type THHN/THWN building wire in conduit or MC cable. Receptacles should be located appropriately to eliminate the need for extension cords.	2	END	L	Carry \$400,000 allowance + MU's						●	●			\$934,906
Exterior Building Lighting	Building mounted lighting is mostly LED wall packs with full-cutoff optics, although some HID or compact fluorescent outdoor lighting remains, such as at the main entrance. Some walkways and outdoor areas do not appear to be illuminated to levels recommended by IES.	Update remaining HID or compact fluorescent lighting to LED with full cutoff optics as units fail. Add outdoor lighting to provide illumination as recommended by IES.	2	END	L	Carry 27 LED wall packs						●	●			\$37,738
Interior Lighting																

DEERING HIGH SCHOOL

Capital Plan Detailed Scope of Work

LEGEND		
<u>Condition Level</u>	<u>Life Cycle (Age Factor)</u>	<u>Action Priority</u>
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
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Total Years 6 - 10	\$23,038,444
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LEGEND		
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Category	Description and General Comments	Recommended Action	See Legend			Quantity Info	Evaluation Criteria									* Opinion of Probable Cost
			Cond. Level	Life Cycle	Action Priority		Security	Health & Safety	Code Compliance	ADA/ Accessibility	Sustain - Ability	Extending Bldg. Life	Operation & Maintenance	Impact on Learn. Env.	Aesthetics & Appearance	
Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations																
Building Interior																
General Notes																
Typical Interior Wall Finish Materials	<u>Original Building (building A)</u> : Painted gyp / plaster in poor condition <u>Addition (building B)</u> : Painted CMU block, painted gyp, and exposed brick veneer. All in a varying condition, refer to the following specific areas and notes in the report for descriptions and recommended actions	Recommend refinishing (repair, patch, sand, and paint) all walls due to areas of wall that are damaged or where the paint is peeling. Only in the original building.	1	END	L	Total of all walls for a four story building with a gross square feet of 173,000 @ \$2.50 sf floor area (more extensive patching req'd) = \$432,500 prep-patch-repaint + MU's							●	●		\$1,259,846
Ceiling Finish Materials	A majority of the ceiling finish throughout the school (both buildings) is 2x4 ACT and is in fair condition. Isolated areas of 2x2 ceilings are in a variety of age and condition, refer to the following specific areas and notes in the report for descriptions and recommended actions	Replace 2x4 ACT ceilings with new 2x4 ACT ceilings complete	2	ESL	L	Total of 90% of all ceilings for a four story building with a gross square feet of 173,000 155,700 sf @ \$4.25 demo-replace = \$661,725 + MU's							●	●		\$1,927,564
Visual Display Surfaces (chalkboards)	<u>Both buildings</u> : A majority of the instructional spaces have chalkboards or chalkboard covered with whiteboard laminate in poor condition.	Remove all chalkboards and chalkboards with whiteboard laminate complete. Replace with wall mounted whiteboards.	2	OB	L	(21) 10' wall mounted whiteboard (15) 12' wall mounted whiteboard (30) 15' wall mounted whiteboard 3,360 total sf @ \$30 demo-replace = \$100,800 + MU's							●	●	●	\$293,625
Interior window sills in addition building (building B)	Plastic laminate window sills are in poor condition. Laminate is peeling and has been chipped away.	Replace all window sills in building B with plastic laminate sills with resilient edge banding.	2	END	L	<u>Building B</u> : A total of 280 linear feet @ \$20 demo-replace = \$5,600 + MU's								●	●	\$16,316
Main Entrance - Original Building (building A)																
Entrance Mats		To preserve interior finishes it is our recommendation to replace with more robust walk-off carpet sequence at the main entrance. Provide an area of aggressive grade walk-off material at the exterior of the vestibule. Provide a mild grade walk-off mat product as finish floor in the vestibule. Provide an area of low grade walk-off carpet in the main lobby.	3	ESL	L	150 Square Feet of aggressive grade walk-off mat. @ \$17.50 recycled rubber = \$2,625 + MU's 200 Square Feet of mild grade walk-off mat. @ \$15 sf = \$3,000 + MU's 150 Square feet of low grade walk-off mat @ \$10 = \$1,500 + MU's								●	●	\$20,758
Door Configuration (Vestibule?)	Vestibule, secured entrance. No ADA push button	Recommend providing ADA push button acces	0	OB	L	ADA push button sequence for two double doors. \$2,500 w/new wiring + MU's				●						\$7,287
Main Entrance -Addition (building B)																

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

** Note:
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Entrance Mats		To preserve interior finishes it is our recommendation to replace with more robust walk-off carpet sequence at the main entrance. Provide an area of aggressive grade walk-off material at the exterior of the vestibule. Provide a mild grade walk-off mat product as finish floor in the vestibule. Provide an area of low grade walk-off carpet in the main lobby.	3	ESL	L	(2 entrances) 100 Square Feet of aggressive grade walk-off mat. Assume 100 sf per entrance @ \$17.50 recycled rubber = \$3,500 + MU's both entries; 75 Square Feet of mild grade walk-off mat. Assume 75 sf per entrance @ \$15 \$2,250 + MU's both entries; 100 Square feet of low grade walk-off mat. Assume 100 sf per entrance @ \$10 = \$2,000 + MU's both entries Correct, each square footage is multiplied by 2 for the two entrances.										\$22,578
Main Lobby - Original Building (building A)																
Display Cases	Four tall glass display cases trimmed in stained wood. Display cases are in fair condition. Wood trim shows signs of scratches and dents.	Sand down and refinish wood trim on all four display cases.	2	ESL	L	(4) 2'x4'x7' wood and glass display cases, extent of glass vs wood unclear, assume 50% surface area wood to be reworked = 115 sf wood @ \$7.50 = \$865 + MU's Correct										\$2,526
Main Lobby -Addition (building B)																
Ceiling Finish Materials	2x2 ACT in poor condition. Painted GYP in good condition	Replace ceiling with new 2x2 ACT ceiling complete	2	ESL	L	A total of 1,000 square feet of new 2x2 ACT ceiling @ \$6 demo-replace = \$6,000 + MU's										\$17,478
Corridors (building A)																
Floor & Base Finish Materials	A mix of VCT and porcelain floor tile, all with painted wood base	Replace VCT in some classrooms with quartz floor tile or an equivalent non-wax finish floor.	2	ESL	L	A total of 9,500 square feet @\$5,75 sf demo-replace-new wall base = \$54,625 + MU's										\$159,117
		Sand and repaint wood trim complete.	2	ESL	L	All walls in corridors on all levels; sf area wood surface unclear, cannot be estimated 2,700 linear feet of "picture rail" wood trim.										\$39,329
Lockers	Single tier, vented, metal lockers with separate book cubbie above and sloped tops. Lockers are in fair condition. Locker bases and lockers at the ends of rows are in poor shape.	Recommend replacing with painted metal lockers complete.	3	ESL	L	All lockers on each floor. A total of 900 linear feet @ \$300 opng x 900 = \$270,000 + MU's										\$786,490
Corridors (building B)																
Floor & Base Finish Materials	A mix of VCT and porcelain floor tile, all with resilient rubber wall base	Replace VCT in some classrooms with quartz floor tile or an equivalent non-wax finish floor.	3	ESL	L	A total of 1,200 square feet @ \$5.75 demo-replace-new base =\$6,900 + MU's										\$20,100
Ceiling Finish Materials	2x4 ACT ceiling in fair condition	Replace 2x4 ACT ceilings with new 2x4 ACT ceilings complete	2	ESL	L	A total of 1,200 square feet @ \$4.50 demo-replace =\$5,400 + MU's										\$15,736

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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			SEE LEGEND			EVALUATION CRITERIA											
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	* OPINION OF PROBABLE COST	
Stairs and Exits (building A)																	
Handrails (height, extensions, profile)	Painted wood rail in fair condition. Missing handrails or extensions in some areas.	Recommend stripping down and re-staining wood handrails. Recommend providing missing handrails and or extensions using painted round metal handrail at required heights	0	OB	L	A total of 30 linear feet of painted round metal handrail. scabbed onto existing for extensions; refinish wood rail excluded; @ \$35 cut-weld-finish rails = \$1,050 + MU's Correct						●	●			\$3,058	
General Purpose Classrooms (building A)																	
Floor & Base Finish Materials	A mix of VCT and broadloom carpet with painted wood base. VCT is in varying age and condition. Wood wall base is in poor condition.	Replace VCT in some classrooms with quartz floor tile or an equivalent non-wax finish floor.	2	ESL	L	An average of 750 square feet in each classroom. A total of (30) classrooms with VCT flooring to be replaced @ \$4.50 demo-replace-new base =\$101,250 + MU's						●	●			\$294,941	
		Replace broadloom carpet in some classrooms with carpet tile.	2	ESL	L	A total of 3,500 square feet @ \$6 demo-replace = \$2,100 + MU's						●	●			\$6,116	
Casework	A variety of wood, metal, and plastic laminate casework. All in varying condition.	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	3	ESL	L	Provide the following in each of the (30) classrooms: (4) 48"x84" open shelf units \$600 ea = \$2,400 per class; (1) 36" tall cabinet width unknown allow \$750 per room (12 linear feet) of 4 rows of adjustable shelves on shelving standards. \$20 lf = \$960 per room; (3) 48"x36" open shelf units @ \$150 = \$1,800 per room = = = TOTALS \$177,300 + MU's The width is 36". "Tall" cabinets are 84" tall and the width is 36" UNO						●	●			\$516,469	
General Purpose Classrooms (building B)																	
Floor & Base Finish Materials	VCT with resilient rubber wall base, all in good condition	Replace VCT in classrooms with quartz floor tile or an equivalent non-wax finish floor.	2	ESL	L	A total of 4,500 square feet @ \$5.75 demo-replace-new base =\$25,875 + MU's						●	●			\$75,378	
Casework	A mix of metal and plastic laminate casework in varying condition and size.	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L	Provide the following in each classroom (9 rooms) in building B (1) 36" tall cabinet width unknown allow \$750 per room (2) 36" tall open shelves width unknown allow \$750 per room (2) 48"x48" open shelve cabinet \$600 ea = \$1,200 per room; \$2,20 per room x 9 = \$31,050 + MU's The width is 36". "Tall" cabinets are 84" tall and the width is 36" UNO						●	●			\$90,446	

LEGEND		
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2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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			SEE LEGEND			EVALUATION CRITERIA										* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Science Classrooms (building A)																
Floor & Base Finish Materials	VCT with painted wood base. VCT is in varying age and condition. Some areas of VCT appears to be 9x9 vinyl asbestos tile with large areas of tile in rough condition. Wood wall base is in poor condition.	Replace VCT in some classrooms with quartz floor tile or an equivalent non-wax finish floor.	2	ESL	L	A total of 5,300 square feet @ \$5.75 demo-replace-new base = \$30,475+ MU's						●	●			\$88,772
Floor & Base Finish Materials		Abatement of 9x9 vinyl asbestos tile and replace with quartz floor tile or an equivalent non-wax finish floor.	1	OB	L	A total of 5,300 square feet @ \$8 abate-prep-replace-new base = \$42,400 + MU's						●	●			\$123,514
Casework	Plastic laminate science casework with lab quality black laminate on all surfaces. Condition of casework varies from failing to fair.	Recommend replacing all casework in four of the science labs complete. Replace with plastic laminate casework and black phenolic countertops on all flat surfaces.	0	OB	L	Provide the following in (4) of the Science Classrooms: (3) 144"x18" counters @ \$175 lf epoxy resin top = \$6,300 per room; (1) 96" counter @ \$175 epoxy resin top = \$1,400 per room; (1) 72" counter (demo station) @ \$175 epoxy resing = \$1,050 per room; (9) 36" base cabinets with drawers 27 lf @ \$425 lf sci cabinets = \$11,475 per room; (6) 36" ADA sink aprons @ \$750 ea = \$4,500 per room; (2) 30" base cabinets with drawers = 5 lf @ \$425 -\$2,125 per room; (2) 48" wall cabinets = 8 lf @ \$225 = \$1,800 per room; (4) 48"x36" open shelf units @ \$150 lf = \$2,400 per room; (1) 36" tall storage cabinet \$750 per room; = = = TOTALS \$31,800 per room x 4 = \$127,200 + MU's						●	●			\$370,455
Lab Benches	Wood lab benches with lab quality black laminate in poor condition. Lab benches located in some of the science classrooms.	Recommend replacing all lab benches in four of the science labs complete. Replace with wood benches with black phenolic tops.	1	OB	L	Provide the following in (4) of the Science Classrooms: (10) 60"x36" phenolic top lab benches with adjustable height legs @\$275 lf = \$13,750 per room x 4 = \$55,000 + MU's						●	●			\$160,211
Science Prep Rooms (building A)																
Floor & Base Finish Materials	VCT with painted wood base.	Replace VCT in some classrooms with quartz floor tile or an equivalent non-wax finish floor.	2	ESL	L	A total of 1,700 square feet @ \$5.75 demo-replace-reinstall salvaged base = \$9,775+ MU's						●	●			\$28,481

LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Casework	A mix of Plastic laminate and wood science casework with lab quality black laminate on most flat surfaces, wood counters on others. Varying condition of casework	Recommend replacing all casework in science prep rooms complete. Replace with plastic laminate casework and black phenolic countertops on all flat surfaces.	2	ESL	L	Provide the following in each of the (5) prep rooms: (3) 36" tall storage cabinets \$1,250 = \$3,750 per room; (1) 120" counter at ADA height @ \$175 epoxy resin = \$1,750 per room; (1) 36" ADA sink apron @ \$600 per room; (1) 24" four drawer base cabinet @ \$425 epoxy resin top = \$850 per room; (2) 30" base cabinet with drawer 5 lf @ \$425 = \$2,125 per room; (2) 36" wall cabinets 6 lf @ \$425 = \$2,550 per room; (2) 24" wall cabinets 4 lf @ \$425 = \$1,700 per room; == TOTALS \$13,325 per room x 5 = \$66,625 + MU's										\$194,073
Family & Consumer Science																
Floor & Base Finish Materials	VCT with resilient wall base in fair condition.	Replace VCT in some classrooms with quartz floor tile or an equivalent non-wax finish floor.	2	ESL	L	A total of 500 square feet @ \$5.75 demo-replace-new base = \$2,875+ MU's										\$8,381
Floor & Base Finish Materials		Recommend replacing wall base with resilient rubber wall base on all walls.	2	ESL	L	110 lf @ \$3 demo-replace-new base = \$330+ MU's										\$968
Floor & Base Finish Materials		Recommend patch/sand/and repainting gyp ceiling complete.	2	ESL	L	100 sf @ 1.75 = \$175 + MU's										\$513
Visual Display Surfaces	A mix of whiteboards and tackboards in varying age and condition	Recommend replacing whiteboard with 12' wall mounted whiteboard	1	OB	L	1 ea 12' x 4' wall mount whiteboard @ \$30 demo-replace = \$1,440 + MU's										\$4,200
Art Classrooms																
Floor & Base Finish Materials	A mic of VCT and painted wood floors, all with painted wood base. Wood floors are warped and do not provide a level / uniform surface. Floors in varying age and condition	Replace VCT with quartz floor tile or an equivalent non-wax finish floor.	2	ESL	L	2000 square feet @ \$5.75 demo-replace-re-use salvaged base = \$11,500+ MU's										\$33,504
Floor & Base Finish Materials		Recommend removing wood floors complete and replacing with a solid / level substrate with a finish of quartz floor tile or an equivalent non-wax finish floor.	2	ESL	L	1300 square feet @ \$11.50 demo-level substrate-new floor-re-use salvaged base = \$14,950+ MU's										\$43,549
Casework	A variety of wood, metal, and plastic laminate casework. All in varying condition.	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	3	ESL	L	Provide the following in each of the two art classrooms : (1) 96" counter at ADA height @ \$90 w/demo = \$720 per room; (1) 36" ADA sink apron @ \$300 per room; (2) 30" base cabinet with drawer 5 lf @ \$275 w/demo =\$1,375 per room; == TOTALS \$2,395 x 2 = \$4,790 + MU's										\$13,955
Technology Classrooms																
Floor & Base Finish Materials	Broadloom carpet with rubber base in good condition	Recommend replacing broadloom carpet with carpet tile.	3	ESL	L	1100 sf @ \$6 demo-replace = \$6,600 + MU's										\$19,229
Special Education Classrooms																

LEGEND		
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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Floor & Base Finish Materials	A mix of VCT and broadloom carpet with painted wood base. VCT is in varying age and condition. Wood wall base is in poor condition.	Replace VCT with quartz floor tile or an equivalent non-wax finish floor.	2	ESL	L	3000 square feet @ \$5.75 demo-replace-new base = \$17,250+ MU's						●	●			\$50,255
		Replace broadloom carpet with carpet tile.	2	ESL	L	2,000 sf @ \$6 = \$12,000 + MU's						●	●			\$34,955
Casework	A variety of wood, metal, and plastic laminate casework. All in varying condition.	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	3	ESL	L	Provide the following in each of the (8) classrooms: (4) 48"x84" open shelf units \$600 = \$2,400 per room; (1) 36" tall cabinet \$750 per room; (12 linear feet) of 4 rows of adjustable shelves on shelving standards. 48 lf @ \$20 = \$960 per room; (3) 48"x36" open shelf units \$500 = \$1,500 per room; = = = TOTALS \$5,610 per room x 8 = \$44,880 + MU's						●	●			\$130,733
Performing Arts - Auditorium																
General	Budget for general renovations and upgrades		-	-	L	Budget						●	●			\$967,750
Floor & Base Finish Materials	Broadloom carpet with painted exposed concrete under the seating areas. Painted wood base board in good condition	Repaint exposed concrete floors under seating areas of both main level and balcony.	1	END	L	3800 square feet prep & repaint @ \$2 = \$7,600+ MU's						●	●			\$22,142
Seating Type	Folding auditorium seats with wood arms and fabric backing / seating. Chair finish is in fair condition	Recommend replacing seats complete with folding, auditorium style seats with wood arms and fabric backing and seat.	3	ESL	L	All seats in a total area of 3,800 square feet quantity seats unknown A total of 739 seats						●	●			\$753,432
Performing Arts - Stage																
Floor & Base Finish Materials	Wood paneled stage flooring system, with vented wood base.	Repaint floors complete.	2	END	L	1900 square feet strp-prep-repaint-seal @ \$6 = \$11,400+ MU's						●	●			\$33,213
Ceiling Finish Materials	Painted plaster ceilings in poor / failing condition.	Recommend removing all peeling paint complete and then patch, sand, paint all ceilings and trim above the stage.	1	OB	L	1900 square feet patch-prep-repaint @ \$3 = \$5,700 + MU's						●	●			\$16,607
Performing Arts - Music Rooms																
Floor & Base Finish Materials	A mix of broadloom carpet and VCT all with resilient rubber wall base. Flooring in varying condition and age.	Replace VCT with quartz floor tile or an equivalent non-wax finish floor.	2	ESL	L	800 square feet @ \$5.75 demo-replace-new base = \$4,600+ MU's						●	●			\$13,403
Floor & Base Finish Materials		Recommend replacing broadloom carpet with carpet tile.	3	ESL	L	1900 square feet @ \$6 demo-replace-new base = \$11,400+ MU's						●	●			\$33,213
Casework	A variety of wood, metal, and plastic laminate casework. All in varying condition.	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	3	ESL	L	(2) 36" tall cabinets \$750 = \$1,500; 40 linear feet of adjustable wall shelves on shelving standards \$20 lf = \$800; (8) 48" double door tall storage cabinets \$750 = \$6,000; = = = TOTALS \$8,300 + MU's						●	●			\$24,184
Library / Media Center																

LEGEND		
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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Floor & Base Finish Materials		Recommend replacing VCT tile in storage room with quartz floor tile or an equivalent non-wax finish floor.	2	END	L	5100 square feet @ \$5.75 demo-replace-new base = \$29,325 + MU's						●	●			\$85,423
Workroom / Staff Areas	Library has work room of similar finish and condition of main library space	Similar recommendations of finishes as stated above	3	ESL	L	A total of 300 square feet of floor and ceiling finishes @ \$12 sf combo floor & ceiling = \$3,600 + MU's						●	●			\$10,490
Gymnasium																
Floor & Base Finish Materials	Transparent finish wood floor in good condition - Wood base (not vented) base is in poor condition. Areas of recessed walk-off mat in good condition	Remove wood base complete and replace with resilient vented cove base.	1	END	L	A total of 480 square feet of wood base replaced w/vented vinyl base \$9 sf combo floor & ceiling = \$4,320 + MU's						●	●			\$12,590
Wall Finish Materials	Painted CMU block with isolated areas of damage	Recommend patching damaged areas of CMU and replacing with CMU block / paint to match existing.	2	ESL	L	A total of 100 square feet of patch-repair-replace existing cmu and other finishes interior @ \$20 sf = \$2,000 + MU's						●	●			\$5,826
Locker Rooms																
Floor & Base Finish Materials	Ceramic wall tile in varying age and condition. Ceramic wall base in poor condition.	Remove all wall base and replace with ceramic wall base complete.	2	END	L	All walls in a 4,600 square foot, single level, area; allowance \$10,000 demo-replace + MU's						●	●			\$29,129
Floor & Base Finish Materials		Repair, patch, sand, and paint areas of damaged CMU block spread out around the locker room area.	2	ESL	L	Total of 600 square feet \$2 filler coat						●	●			\$3,503
Ceiling Finish Materials	2x4 ACT ceiling in fair condition. Several areas of broken tile and ceiling grid	Recommend replacing 2x4 ACT ceiling with resilient painted gyp ceiling	2	ESL	L	4,600 sf \$4.50 = \$20,700 + MU's						●	●			\$60,301
Lockers (Material, Vented, ADA)	A variety of single tier and double tier painted metal lockers with extruded metal mesh doors. Lockers are rusting, dented, and several doors have been broken and replaced with plywood doors. All lockers are in poor condition.	Recommend removing and replacing all lockers complete. Replace with single tier and double tier, vented metal lockers with sloped tops.	1	2	L	scope unclear Forthcoming										\$0
Level of Privacy	Low level of privacy. Gang configuration of both showers. Mens room has no private shower stalls, womens gang shower has been renovated with private CMU shower stalls with curtains and modified shower pedestals with partitions and curtains.	Recommend renovating gang shower areas to provide private shower stalls w/ private changing areas.	0	OB	L	<u>Mens Shower:</u> Interior renovation of 300 square feet to provide private shower stalls and changing stalls, \$125 sf = \$37,500; <u>Womens Shower:</u> interior renovation of 400 square feet to provide private shower stalls and changing stalls, \$125 sf = \$50,000 = = TOTALS \$87,500 + MU's										\$254,886

LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Level of Privacy	No privacy in changing areas.	Recommend providing private changing areas in the locker rooms. Remove 8 lockers from each locker room and provide plastic partition stalls with doors for private changing areas.	0	OB	L	Provide the following in each of the two locker rooms: (1) 36"x36" phenolic partition stall with door \$1,150; (1) 60"x60" phenolic partition stall with door \$1,500; \$2,650 per room x 2 = TOTALS \$5,300 + MU's										\$15,445
Locker Area Toilet Rooms																
Toilet Partitions	A mix of plastic laminate phenolic panels and enamel painted metal stalls. Phenolic panels are in good condition, metal panels are in fair condition with a few dents and scratches.	Recommend replacing stalls with new toilet compartments (phenolic) during the gang shower and gang changing area renovations to match finishes throughout the locker rooms.	3	ESL	L	(1) 36"x60" toilet stall - phenolic \$1,150; (2) 60"x60" ADA compliant toilet stalls - phenolic \$1,650 x 2 = \$3,300; TOTALS \$4,450 + MU's						●	●			\$12,968
Cafeteria																
Floor & Base Finish Materials	VCT with resilient rubber wall base. VCT tile has signs of multiple patch jobs and does not have a consistent finish.	Recommend replacing VCT floor with new VCT floor to provide a uniform floor finish and resolve areas of failed tile.	2	ESL	L	5,600 sf @ \$5 w/demo-floor-new base = \$28,000 + MU's						●	●			\$72,823
Ceiling Finish Materials	2x2 ACT ceiling tile in poor fair condition	Recommend replacing 2x2 ACT ceiling with new 2x2 ACT ceiling complete	2	ESL	L	5,600 sf @ \$6 w/demo-new ceiling = \$33,600 + MU's						●	●			\$97,878
Kitchen and Servery																
General	Budget for Upgrades / Renovations		-	-	L	Budget						●	●			\$967,750
Floor & Base Finish Materials	A mix of VCT with resilient wall base, quarry tile floor with quarry tile wall base, and raw concrete floor with no wall base. All floors are in fair condition, grout lines on quarry tile are dirty and stained.	Recommend regrouting floor tiles and wall base as part of standard maintenance practice.	3	ESL	L	2000 sf @ \$1.50 sf = \$3,000 + MU's						●	●			\$8,739
Floor & Base Finish Materials		Recommend replacing VCT floor with new VCT floor to provide a uniform floor finish and resolve areas of failed tile.	3	ESL	L	350 sf @ \$5.25 =\$1,840 + MU's						●	●			\$5,361
Ceiling Finish Materials	2x4 ACT ceiling in good condition	Recommend replacing ceiling as part of standard maintenance practice	3	ESL	L	2350 sf @ \$4.50 w/demo-new ceiling = \$10,575 + MU's						●	●			\$30,803
Teacher Workroom and Staff Areas																
Floor & Base Finish Materials	A mix of VCT, broadloom carpet, carpet tile, and painted wood floor. Wall base is a mix of painted wood base or resilient rubber wall base. Broadloom carpet and VCT are in fair condition, wood base is in fair condition.	Replace VCT with quartz floor tile or an equivalent non-wax finish floor.	2	ESL	L	1000 sf @ \$5.75 sf w/demo-new ceiling = \$5,750 + MU's						●	●			\$16,752
Floor & Base Finish Materials		Recommend replacing broadloom carpet with carpet tile.	2	ESL	L	1300 sf @ \$6 sf w/demo-new flooring-base = \$7,800 + MU's						●	●			\$0
Floor & Base Finish Materials		Recommend removing wood floors complete and replacing with a solid / level substrate with a finish of quartz floor tile or an equivalent non-wax finish floor.	2	ESL	L	550 sf @ \$15 sf w/demo-new sub-floor-floor-base = \$8,250 + MU's						●	●			\$22,723

LEGEND		
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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Casework	A variety of wood, metal, and plastic laminate casework. All in varying condition.	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	3	ESL	L	Provide the following in (8) staff rooms): (1) 48"x36" open book shelf \$450 per room; (1) 48" tall open book shelf \$600 per room; (1) 36" tall cabinet \$750 per room; (2) 48" double door base cab w/ drawers \$275 If x8 = \$2,200 per room; (1) 96"x24" counter at ADA height \$90 w/demo = \$720 per room; (4) 24" wall cabinets 8 If \$125 =\$1,000 per room; TOTALS \$5,720 per room x 8 =\$45,760 + MU's						●	●			\$133,298
Nurse and Health																
Floor & Base Finish Materials	Broadloom carpet with resilient rubber wall base. Carpet is in fair condition and showing heavy signs of wear and tear.	Recommend replacing broadloom carpet with carpet tile.	2	ESL	L	1400 sf @ \$6 sf w/demo-new flooring-base = \$8,400 + MU's						●	●			\$24,474
Ceiling Finish Materials	2x2 ACT ceiling tile in poor fair condition	Recommend replacing 2x2 ACT ceiling with new 2x2 ACT ceiling complete	2	ESL	L	1400 sf @ \$6 sf w/demo-new ceiling = \$8,400 + MU's						●	●			\$24,474
Staff Toilets																
Floor & Base Finish Materials	VCT with painted wood base.	Replace VCT in some classrooms with quartz floor tile or an equivalent non-wax finish	2	ESL	L	800 sf @ \$5.75 sf w/demo-new ceiling = \$4,600 + MU's						●	●			\$13,403
Mechanical and Service Spaces																
Floor & Base Finish Materials	A mix of VCT and painted exposed concrete, all with resilient rubber wall base. VCT is in good condition, painted concrete floor is in poor condition.	Recommend removing all paint from concrete floor, infilling areas of damaged or cracked floor with cementitious self leveler, and providing a floor finish of quartz tile or an equivalent non-waxable finish floor.	2	END	L	1700 sf @ \$13 sf w/repairs-new flooring= \$22,100 + MU's						●	●			\$64,375
															Total Years 11 - 15	\$10,718,267

LEGEND		
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2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
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4 - Excellent - New		

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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	

Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations																
BUILDING EXTERIOR																
Exterior Wall Cladding																
General	Budget for general masonry restoration		-	-	L	Budget						●	●			\$866,200
Materials	A mix of brick masonry veneer, pre-cast concrete, and granite. Main façade of the school appears to be in great shape while the rest of the schools is in varying condition and age.	Recommend re-pointing masonry as part of standard maintenance practice.	3	ESL	L	Total of all exterior walls for a four level building with a gross square feet of 173,000, total sf area masonry unclear, suggest mason study to determine actual sf areas needing repointing & other repairs A total of 3,000 square feet of masonry to be repointed.						●	●			\$73,335
Materials		Clean and repoint masonry in specific areas ahead of standard maintenance routine. These areas show heavy signs of dirt / stain build up and deteriorating grout. Specifically the upper half (above the first metal banding) of the masonry chimney stack and the brick veneer directly perpendicular to the chimney. As well as a few isolated areas outside of the band and chorus rooms.	2	ESL	L	A total of 2,600 square feet @\$2 sf clean + \$8 sf repoint = \$10 sf clean & repoint = \$26,000 + MU's						●	●			\$84,736
Materials		Recommend restoration of precast concrete that remains in good condition as part of standard maintenance practice	3	ESL	L	Total of all exterior walls for a four level building with a gross square feet of 173,000m total sf of affected precast unknown, suggest mason study for repair recommendations A total of 600 square feet of precast to be restored						●	●			\$29,332
Materials		Remove cracked or broken precast concrete and replace with new precast concrete in the same shape to maintained buildings character.	2	ESL	L	A total of 80 linear feet of precast concrete to be replaced. Assume this means window sills, no indication of precast profile given, allow \$50 lf = \$4,000 + MU's It's a variety of precast. Some are window sills and some are ornate building details, such as trim that runs along the perimeter of the building.						●	●			\$13,036

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			SEE LEGEND			EVALUATION CRITERIA										* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Spalling, Staining, Efflorescence	Isolated areas of spalling and efflorescence located on original building (building A) only. Masonry veneer on building B appears to be in good condition.	Remove masonry veneer at areas showing signs of efflorescence to discover the cause of the problem and correct the issue. Remove masonry veneer in area of cracked brick, replace lintel and reflash.	2	ESL	L	A total of 1,000 Square Feet of exterior masonry to be removed (due to efflorescence) back to substrate, reflashed, and replaced with new brick to match existing. \$35 sf demo-new brick + allowance of 100 lf @ \$15 lf brick flashing = \$36,500 + MU's Include the allowance in the price.						●	●			\$118,962
Windows																
Frame Materials	Budget for general window replacements		2	END	L	Budget						●	●			\$1,624,125
Frame Materials	A mix of painted aluminum windows, aluminum storefront systems, and wood framed exterior windows. Aluminum framed windows are in good condition. Wood framed windows are in poor / failing condition.	Replace wood framed windows complete with thermally broken aluminum framed windows of the same size and operation.	2	END	L	(4) 36"x36" thermally broken aluminum framed windows (20) 36"x72" thermally broken aluminum framed windows (3) 48"x48" thermally broken aluminum framed windows; \$80 sf demo-replace-limited reblocking & interior jamb repairs for 444 sf windows =\$35,520 + MU's						●	●			\$115,768
Operable Sash Type and Sash Hardware	A mix of double hung and hopper windows. Its been noted several times that windows do not operate easily as originally designed.	Adjust, maintain, operable windows to allow for easy open/close operation without jamming	2	ESL	L	All operable windows in both buildings complete, quantity windows unclear, cannot be estimated 250 operable windows (double hung) and average of 4'x6' window size						●	●			\$203,698
Storm Windows and Insect Screens	No storm windows. Insect screens only provided to operable windows long the ground floor.	Provide insect screens at all operable windows throughout school	1	OB	L	All operable windows in both buildings complete, quantity & size unclear, cannot be estimated 250 operable windows (double hung) and average of 4'x6' window size						●	●			\$195,545
Window Treatment (Shades or Blinds)	A mix of window blinds and shades in varying finishes, age, and condition.	Recommend replacing all shades with new shades to allow for a continuous	3	ESL	L	all exterior windows complete, sf area for window treatment unclear 300 operable windows (total of both buildings) (double hung) and average of 4'x6' window size						●	●			\$234,654
Exterior Doors (not including Main Entry)																
Materials	A mix of painted metal doors and painted wood doors all in varying age and condition. Wood doors are obsolete.	Replace all wood doors and heavily damaged metal doors with thermally broken painted aluminum frames and painted aluminum doors.	1	OB	L	(4) 36"x84" thermally broken aluminum framed doors. (3) 72"x84" thermally broken aluminum framed doors 10 total leaves \$2,500 ea w/demo						●	●			\$81,477

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Lintels	Steel lintels, isolated areas of corrosion with rust scale build up is visible on steel lintels.	Replace all lintels with galvanized steel lintels. Remove 12 square feet of masonry for lintel replacement. Reflash and replace existing masonry.	2	ESL	L	(2) 7' galvanized steel lintels (4) 4' galvanized steel lintel A total of 50 square feet of existing masonry to be removed and replaced for lintel work. Assume 4 x 4 lintel 6#/lf =200 # lintel @ \$2 material = \$400 + 33 hours mason labor \$45 hr = \$1,485 + 50 sf brick \$25 demo-replace = \$750 == TOTALS \$2,635 + MU's						●	●			\$8,586
Fascia, Trim, Soffits & Overhangs																
Materials	Painted cementitious soffit material is showing signs of water damage and paint failure.	Remove and repair all loose material. Repaint all soffits.	2	ESL	L	A total of 2,100 square feet @ \$7.50 including lose materials = \$15,750 + MU's						●	●			\$51,333
Sealants & Expansion Joints																
Window / Door Perimeter Sealant	Perimeter sealant material unknown. Sealant is failing at most louver and window locations in both buildings	Remove and replace all failing sealant and backrods complete.	1	END	L	3700 lf @ \$3.50 rout & reseal = \$12,950 + MU's						●	●			\$42,206
Building Joint Sealant	Building joint sealant material unknown. Sealant is aging at all conditions	Recommend removing and replacing building joint sealant and backrods complete as part of standard maintenance practice.	2	ESL	L	500 lf @ \$5 rout & reseal & backer rods = \$2,500 + MU's						●	●			\$8,153
Roof Assembly & Flashing																
Material, Type, Color	Original Building (building A): Dark colored asphalt shingles in fair condition. Areas of black EPDM in good condition. Dark colored standing seam metal roof in good condition. Addition Building (building B): Black EPDM in good condition	Recommend replacing asphalt shingle roofs, metal standing seam roof, and EPDM roofs (on both buildings).	3	ESL	L	Asphalt shingles (18,000 SF) @ \$4.50 demo-new ice & water-felt shingles-trims but blocking re-used = \$81,000 + MU's; Metal standing seam (6,000 SF) @ \$12 demo-100% ice & water-standing seam & trims but blocking re-used = \$72,000 + MU's EPDM (46,000 SF) @ \$12 demo-new system & R38 w/trims, but blocking re-used = \$552,000 + MU's Yes, re-use blocking						●	●			\$2,297,650
Roof Edges and Copings	Original Building (building A): EPDM / brick masonry knee walls up to 36" with sheet metal caps. Unsealed laps in good condition Addition Building (building B): Sheet metal. Unsealed laps in good condition	Original Building (building A): Recommend replacing EPDM on knee wall and sheet metal cap when roofing replacement work takes place	3	ESL	L	Entire perimeter of original building (Building A) roof edge. sf or lf knee wall area unclear & lf sheet metal wall cap unclear, cannot be estimated 1,400 linear feet of 30" tall knee wall with sheet metal wall cap.						●	●			\$148,293
Gutters and Downspouts																
Locations and Materials	Open faced,copper downspouts, one located on each end of roof over side entrances. A total of (4) copper downspouts. Downspouts are dented and damaged near bottom	Recommend replacing copper downspouts with new copper downspouts at each side door entrance.	2	ESL	L	(4) 14' copper, open faced downspouts. @ \$35 lf demo-replace = \$1,960 + MU's						●	●			\$6,388
Exterior Stairs and Ladders																

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Locations and Materials	A mix of concrete and granite exterior stairs in varying condition. Stairs have a mix of code compliant and non code compliant railings (some of the railings do not extend beyond the bottom of the stair).	Replacing handrails, or provide missing handrails, to meet required extensions beyond the bottom of the stair.	0	OB	L	A total of 80 linear feet of replaced painted round pipe handrail. Presume this means ground mounted double line pipe rail @ \$85 demo & replace = \$6,800 + MU's Correct						●	●			\$22,164
	Maine entrance is not accessible due to lack of exterior ramp.	Recommend providing a5' wide by 14' long by 14" tall exterior concrete ramp at main entrance. Provide a chair lift inside the main vestibule to allow for access to the main level.	0	OB	L	(1) 60" x 168" x 14" tall concrete ramp. dig-bf-foundations-slab-ground mount hrails-gravel backfill-patfch c.i.p. ramp \$12,000 + MU's (1) chair lift at interior of main vestibule \$25,000 + \$7.500 enclosure & trims = \$32,500 + MU's						●	●			\$145,034
Total Years 16 -20																\$6,370,674

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Year 0 (Fiscal Year 2017) - Immediate Recommendations																
STRUCTURAL																
Foundations / Drainage	A. Stone entry steps have shown evidence of movement.	Reset entry risers	2	ESL	I	All entries except south connector. about 65, 8 foot treads to reset assuming 75 percent reset						●	●			\$25,680
Foundations / Drainage	D. Entry cast stone spalled and effloresced.	Replace cast stone elements and provide appropriate flashing.	2	OB	I	4 stones; see picture						●	●			\$6,020
Foundations / Drainage	E. Elevated pediment at newer south entry constructed of cast stone’ stones appear to be separating.	Remove and reset; replace connections.	2	END	I	Say 6’ stone x 16 wide, two sides						●	●			\$3,765
Foundations / Drainage	F. Cast stone header/soffit beam at south entry/red brick building spalled with exposed steel reinforcing.	Shore roof and replace cast stone element. Provide appropriate flashing.	1	END	I	6 foot header beam, shore-demo- replace-flash allow \$3,000 + MU's						●	●			\$4,515
Foundations / Drainage	G. Retaining wall at areaway, building north, east side severely displaced and rotated; steel railings failed from corrosion and wall movement.	Replace retaining wall and railings	1	OB	I	Estimated 95 feet by 6 foot tall. w/dig-bf retained side-demo- replace wall=guard rail along wall top, assume dowedled into existing footing to remain = \$27,500 + MU's Increase budget to \$300k						●	●			\$451,500
															Total Year 0	\$491,480

LEGEND		
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Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations																	
SITE																	
Building Entrances																	
Connection to accessible route and accessibility	Main entrance is not accessible due to monumental stair case	Provide elevator addition at main entry of the building	-	-	S	Assume: 1. 3-stop passenger elevator 2. 40-ft tall addition, 20'x20' footprint, exterior walls on 3 sides 3. Brick veneer with 150 SF precast decorative panels, 200 SF storefront entrance/windows 4. EPDM roof 5. 400 SF light renovations to provide connection to main corridor at first floor										\$468,996	
Parking																	
General Layout Description	Staff parking in garage. Pedestrian circulation conflict behind the Church with vehicular parking.	Delineate pedestrian walk and parking along alley.			S	Striping: 120lf@\$1										\$224	
Curbing Materials & Wheel Stops	Granite - Good, Concrete - Poor	Repair/replace spalling concrete curb.	2	ESL	S	75lf@\$12.50										\$1,759	
Number of Spaces (Regular & ADA)	No ADA, possibly 2 but signage is unclear - no striping	Paint and stripe ADA parking.	1	END	S	Sign: 2ea @\$125 Striping: 120lf@\$1										\$694	
Vehicular & Pedestrian Circulation																	
Walkway Materials	Brick, Concrete	Make repairs			S	1300 s.f. @\$14										\$34,143	
Curb Cuts & Detectable Warning Strips		Add detectable warning strips			S	2each: 120sf@\$60										\$27,014	
Service Area																	
Loading Dock or Leveler	Concrete Dock, Vehicle Parked in dock area	Make repairs			S	2each @\$125										\$469	
Trash & Recycling Containers (# & Size), Trash Compactor (size)	No external				S	2each @\$100										\$375	
Fencing																	
Locations & Materials	Metal - Poor/damaged	Make repairs			S	300lf@\$30										\$16,884	
Site Drainage																	
Ponding					S	Raise CB grade;2 @\$750										\$2,813	
STRUCTURAL																	
Foundations / Drainage	H. Areaway at connector in poor condition with displaced stone surround.	Replace with new anchored stones or concrete	2	END	S	75 feet reset; see picture										\$14,073	
Roof Construction	1. Two truss stitch rivets noted missing; recommend that bolts be utilized to replace missing rivets. Not part of primary connections and thus likely minimal impact on connection capacities.	Replace two missing rivets with high strength bolts.	2	ESL	S	2 bolt locations \$250 ea drill & bolt = \$500 + MU's										\$941	

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4 - Excellent - New		

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			SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Roof Construction	2. High low roof condition may not meet current code for snow loading.	Investigate if roof was reinforced in prior renovations	3	ESL	S	Budget \$50K for investigative work and engineering and \$400k for structural upgrades						●	●			\$560,925
Exterior Wall Construction	B. Efflorescence noted at exterior walls, particularly at attic. Unclear if moisture drive from exterior is causing or if efflorescence is active.	Monitor condition; consider sealing brick masonry with breathable sealer.	2	ESL	S	Say 1650 lf x 80 feet tall x 70% sealing = 92,400 sf						●	●			\$173,345
BUILDING INTERIOR																
General Notes																
Stair Railings	Short stair runs throughout building typically lack proper ADA hand/guardrails.	Remove existing hand/guardrails. Install new ADA compliant rails.	0	OB	S	Approx. 50 LF/floor, or 250 LF total new ADA compliant hand/guardrails.; If single line pile rail vs lf floor mount guard rail unclear .. Assume 50% each = 125 lf wall rail \$35 w/demo + 125 lf floor mount guard rail \$150 w/demo & 4" spacers = \$23,125 + MU's OK - 50% each.			●	●						\$43,384
Corridors																
Lockers	Painted metal double-tier lockers. Lockers are typically dented, scratched, and nearing the end of their expected service life.	Replace all lockers with ADA compliant double tier plastic lockers.	2	END	S	Remove and replace existing metal lockers with approx. 700 ADA compliant double tier plastic lockers. 1,400 openings @ \$135 demo-replace = \$189,000 + MU's				●						\$354,561
Drinking Fountains	Provided at each level. Typically provided in niche. Fountain on basement level is not located in alcove, and does not have cane detection device.	Verify bottom if leading edge of fountain is exactly 27" A.F.F. If higher, provide painted round metal cane detection devices to either side of the drinking fountain to meet ADA requirements	0-3	OB-ESL	S	(2) painted round metal cane detection devices. \$250 ea = \$500 + MU's				●						\$941
Interior Signage																
Materials	Plastic signage.	Provide consistent code compliant signage throughout the entire building. Basement level is lacking ADA compliant interior signage.	0	OB	S	Provide plastic ADA compliant room signage for 45 spaces. \$75 ea = \$3,375 + MU's			●	●						\$6,332
Family & Consumer Science (Home Ec.)																
Casework	Plastic laminate casework. Typically showing wear and tear. Scuff marks, dents, and delamination. Counter mounted sinks not at ADA height and no knee clearance.	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves. Casework to all meet ADA requirements.	0	OB	S	(2) plastic laminate 96"x48" peninsula type counter with (4) 24" base cabinets and drawer above (mirrored casework layout on each side) \$425 lf 16 lf = \$6,800.; (4) 36" ADA sink apron \$300 ea = \$1,200; (4) 24" Base cabinet with drawer 8 lf \$275 = \$2,200; (20) 24" base cabinets 40 lf \$275 = \$11,000; (20) 24" wall cabinets 40 lf \$125 = \$5,000; = = = TOTALS \$26,200 + MU's				●		●	●	●		\$49,156

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
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1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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Stairs	Auxiliary room with washer and dryer is not accessible due to stairs. Accessible hand/guardrails not provided.	Move washer and dryer to accessible space. Install hand/guardrails.	0	OB	S	Move (1) washer and (1) dryer. \$1,000 w/new vent & hookup; Install 12 LF hand/guard rails. Assume 6' single line pipe wall rail \$25 & 6' ground mount guard rail \$75 = \$600; = = TOTALS \$1,600 + MU's Assume 12 LF single line pipe wall rail.				●						\$2,555
Technology Classroom																
Sinks (ADA compliance)	No sink. However non-ADA water fountain is provided	Remove existing water fountain, replace with ADA compliant water fountain.	0	OB	S	Remove existing non accessible drinking fountain. Provide 1 new hi/low drinking fountain with water bottle filler. Install within wall alcove. \$1,550 re-use rough + MU's				●						\$2,911
Performing Arts - Auditorium																
Seating Area Layout (flat, sloped, aisles)	Raised, stepped seating. 15 rows, approx. 480 seats. Handrails along stepped aisles do not have proper extensions at the top and bottom.	Refinish concrete flooring below stepped seating sections, paint all. See above. Remove and replace existing handrails with ADA compliant handrails.	0	OB	S	Remove and replace approx. 100 LF existing handrails with equal length of ADA compliant handrails. Single line wall pipe rail assumed \$35 demo-replace = \$3,500 + MU's Amend estimate: handrails do appear to be compliant. Instead, refinish and repaint approx. 100 LF existing handrails. Existing railing configuration is a top rail, and parallel midrail 1' below. Consider vertical post to top rail terminating at the ground every 5 LF.				●		●	●			\$5,628
Library / Media Center																
Sinks (ADA compliance)	Non-ADA sink provided in staff area.	Remove non-ADA sink and existing casework.	0	OB	S	Provide 36" long x 24" wide base cab w/plam top & resilient edge banding 3 If \$275 = \$825. Provide 36" sink countertop 3 If \$90 = \$270 w/ADA accessible sink \$1,550 re-use rough. (2) 36" wide wall cabinets with adjustable shelves and lockable doors 6 If \$275 =\$1,650; = = = TOTALS \$4,295 + MU's				●						\$8,059
Door Hardware	Aluminum lever handles, panic push bars. Compliant at main entry. Doors to back staff areas have non-compliant door knobs.	Replace 5 non-compliant door knob sets	0	OB	S	Provide 5 new compliant aluminum lever type hardware sets. \$500 ea = \$2,500 + MU's				●						\$4,693

LEGEND		
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Door Widths and Clearances	Threshold at main entry doors to library is too high. Remove threshold and replace with thinner metal transition threshold. Door heights into staff rooms are too short. Replace with proper 7' tall doors with wholesale school door replacement.	Remove threshold and replace with thinner metal transition threshold.	-	-	S	Provide 6' long metal threshold at library double doors. \$150 + MU's				●						\$287
Weight Room / Fitness Room																
Door Hardware	Doors have compliant aluminum lever-type handles, as well as non compliant door knob.	Replace 1 non-compliant door knob set.	0	OB	S	Provide 1 new compliant aluminum lever type hardware set. \$500 + MU's				●						\$941
Locker Rooms																
Lockers (Material, Vented, ADA)	Painted metal lockers. A mix of types, including double tier and 6 tier. Typically vented. Lockers are not ADA compliant. Lockers are damaged and dented.	Remove all existing lockers, replace with new.	0	OB	S	Provide approx. 150 new plastic lockers, mix of double and 6 tier, vented, and 8 of which must be ADA accessible. Need # of double tier openings & # of 6 tier openings Assume 50% of each				●						\$101,303
Shower Configuration (Gang, Stalls)	Girls LR has separate shower stalls. Privacy curtains are missing. No ADA accessible stall. Boy's LR has gang shower configuration.	Girl's LR - provide 9 privacy shower curtains. Provide ADA compliant seat in larger shower stall for compliance. Boy's LR - Provide temporary painted enamel partitions for privacy. Provide curtain rod and privacy curtains with these partitions.	0	OB	S	Girl's LR - Provide (9) stall privacy curtains \$100 set = \$900. Provide (1) ADA shower stall seat \$450. Boy's LR - Provide (12) baked enamel privacy screens between existing shower fixtures \$500 ea = \$6,000. Provide 80 LF steel curtain rod, (12) stall privacy curtains. \$100 set = \$1,200 = = TOTALS \$58,550 + MU's				●						\$16,042
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Both LR's lack accessible shower stall.	Girls' LR - Provide ADA accessible shower seat (see above). Boy's LR - Will require reconfiguration of gang shower space.	0	OB	S	Complete renovation of approx. 500 SF gang shower area. \$200 sf = \$100,000 + MU's				●						\$187,598
Door Hardware	Compliant aluminum lever-type pull handles, panic hardware, and non-compliant door knobs.	Replace 2 non-compliant door knob sets.	0	OB	S	Provide 2 new compliant aluminum lever type hardware sets. \$500 ea = \$1,000 + MU's				●						\$1,876
Teacher Workroom and Staff Areas																
Sinks (ADA compliance)	Non-ADA sink provided.	Remove existing sink, replace with new counter and ADA compliant sink.	0	OB	S	Remove existing. Install new 36" long, 24" deep plastic laminate counter with resilient edge banding \$90 lf w/demo = \$270, and counter mounted ADA compliant stainless steel sink \$1,550 re-use rough = = TOTALS \$1,810 + MU's.				●						\$3,397
Nurse and Health																

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Other	(1) in-suite single use toilet room, non-ADA compliant	Gut renovation of toilet room to be ADA compliant, including all finishes, toilet, lavatory and accessories	1	OB	S	75 SF \$5,000 walls remain + MU's				●						\$9,380
Atrium																
Water Fountain	Recessed water fountains provided in atrium outside of gym. Fountains are dated, leaking, and not ADA accessible.	Remove existing water fountains, replace with ADA compliant water fountains.	0	OB	S	Remove existing non accessible drinking fountain. Provide 1 new hi/low drinking fountain with water bottle filler. Install (2) cane detection devices on sides of new water fountain. \$1,500 re-use rough + \$500 detectors = \$2,000 + MU's				●						\$3,752
Loading Dock																
Ramp	Ramp lacks ADA railing extensions.	Provide proper handrails and guardrails at loading dock ramp.	0	OB	S	Remove existing hand/guard rails. Provide approx. 45 LF new, compliant painted steel guardrails/handrails. Wall single line rail vs ground mount double line rail unclear Provide 50 LF ground mount handrail and guardrail. Provide 25 LF single line wall mount rail.				●						\$8,208
Classroom G01																
Accessibility	Stairs lead to classroom G01, making classroom inaccessible.	Provide stair lift to classroom G01.	0	OB	S	Provide 1 stair lift up stairs, 6 risers (approx. 46") \$35,000 + MU's				●						\$65,659
ELECTRICAL																
Life Safety																
Fire Alarm	Fire alarm control panel is a recently installed addressable Silent Knight model 5820XL. Occupant notification and sprinkler system monitoring have been updated, but old initiating devices and zone wiring remain. Each old zone is monitored as an addressable point. Many old notification appliance backboxes are open.	Provide blank covers for old notification appliance backboxes. Update initiating devices and wiring to fully addressable as part of any major facility renovations.	2	ESL	S	Carry 35% of complete fire alarm system for 250,580 sf		●	●							\$205,673
Emergency Lighting	Emergency battery units with integral and remote incandescent heads. LED illuminated exit signs with integral battery backup. There is no emergency light at the exterior of building exits.	Replace older units as they fail. Provide outdoor emergency lighting at building exits.	2	END	S	Carry (10) outdoor units and (100) indoor units		●	●							\$84,419
SECURITY																

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Secure Entry Vestibule	Secured entry with buzz-in entry system at second set of doors. Secured vestibule does not enter directly into admin area, allowing visitors to have access to student areas before checking in.	Recommend providing additional HM storefront system with double doors separating lobby from student corridor. Provide secure entry system to either side of student corridor.	0	OB	S	Provide new 15' wide x 15' tall HM interior storefront system with set of secure double entry doors. 185 HM glazed sidelite-transom \$65 =\$12,025; doors \$3,000 ea wired for security = \$6,000 = = = TOTALS \$18,025 + MU's	●									\$33,818
Security Camera System	Network cameras at entrances.	Provide interior security cameras	3	ESL	S	Assume 32 cameras	●									\$36,024
Intrusion Alarm System	2011 vintage bosch with wireless motion detectors. System is integrated with district-wide network.	System will need to be replaced within 15 years	3	ESL	S	Carry full system replacement for250580 sf	●									\$343,171
Total Years 1 - 5																\$2,882,423

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Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations																	
BUILDING INTERIOR																	
General Notes																	
Interior Doors	Typically, interior wood doors and frames throughout school are showing considerable wear and tear and are dated.	Replace all interior doors within the next 10 years.	2	END	L	Replace existing single doors with 425 new wood veneer doors, HM frames. Replace existing double doors with 85 new wood veneer doors, HM frames. \$1,550 w/demo per leaf = 595 ea = \$922,250 + MU's							●	●		\$2,155,548	
PLUMBING																	
Hot Water System	(2) HTP 119 gal super store, indirect via boiler water, 2011 mfg.	Service life 15 years. Replace in 10 years	3	ESL	L	(2) indirect 119 gall							●	●		\$23,295	
Sanitary Waste and Vent System	cast iron and PVC	Inspect cast iron for leaks-failures. Replace CI sanitary over 30 years old-end of service life	2	END	L	Estimated 60K sf @ \$/SF							●	●		\$978,390	
Storm Drain System	cast iron and PVC	Inspect cast iron for leaks-failures. Replace CI sanitary over 30 years old-end of service life	2	END	L	Estimated 60K sf @ \$/SF							●	●		\$388,250	
Drinking Fountains / Water Coolers	ADA cooler with bottle fill -- some older fountains (one by ticket botth)	Complete updating fixtures	2	END	L	Figure (3) coolers							●	●		\$18,636	
MECHANICAL																	
Heating Plant	(4) Hydrotherm KN-30 condensing gas boilers, 3,000MBH output, 2011 est. mfg. HX for glycol HW was rebuilt in 2013.	Expected seervice life of 25 years. Replace in 20 years.	3	ESL	L	(4) Boilers + MU's							●	●		\$310,600	
Air Conditioning (Yes/No/Limited)	Limited, SnyderGeneral roof top HVAC-1 & 2 units with DX R22, serves auditorium and library (?confirm), est. 1989 mfg. _ ton ?	Units are beyond the useful service life of 20 years. Showing rust and age. Replace with new high efficiency units.	2	END	L	RTUS AC + MU's							●	●		\$155,300	
Air Handling Unit Systems	Rooftop H&V units, McQuay 8 (?) units, est.mfg 1989	Units are beyond the useful service life of 25 years. Showing rust and age. Replace with new high efficiency units. HW coils are thin and failing in these units--replace units to upgrade in lieu of coil change.	2	END	L	Replace rooftop H & V units + MU's							●	●		\$582,375	
Air Handling Unit Systems	Indoor H&V units, est. mfg1989	Units are beyond the useful service life of 25 years.	2	END	L	Replace H & V units + MU's							●	●		\$434,840	
Pumps	Hydronic pumps P-1 thru P-8 main building loop pumps mfg. 1989-90. Glycol heating loop and water heating loop.	Replace with high efficiency VFD pumps. (2) lead/lag for glycol and (2) for water.	2	END	L	Replace pumps +MU's							●	●		\$93,180	
Terminal Unit Systems	Mostly VAV with heating coils, est. 1989 mfg.	Beyond useful service life (15-18 years), replace especially where potential heating coil errosion.	2	END	L	Reeplace VAV units +MU's							●	●		\$194,125	
Terminal Unit Systems	Fintube in areas, hallways, CUHs in vestibules	End of service life	2	END	L	Replace Heating Terminals +MU's							●	●		\$232,950	

LEGEND		
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Exhaust Systems	Most rooftop Efs appear est. 1989 mfg.	End of service life	2	END	L	Replace EF s in kind						●	●			\$116,475	
Piping System	Mostly 1990s upgraded, some 1970s vintage. Vintage steam piping system has been removed.	Inspect aged piping for leaks or failure. Some sweated copper piping showing corrosion and leaks. Expected service life of 30 years.	3	ESL	L	Replace HW piping systems \$/SF + MU's						●	●			\$6,988,500	
Automatic Temperature Controls	Aged DDC electric (1990s) and newer DDC	Upgrade DDC system-replace all hydraulic actuators with new direct drive. End of service life	I	END	L	Replace with upgraded DDC \$/SF + MU's						●	●			\$1,863,600	
ELECTRICAL																	
Service	Underground primary from overhead utility lines to 1000 kVA utility owned padmount transformer. Underground secondary from padmount transformer to (3) service disconnects located in basement. There is no grounding electrode system connection to the water main.	Connect the grounding electrode system to the metal underground domestic water entrance in accordance with code requirements. Provide bonding for interior metal piping in accordance with code requirements.	2	ESL	L	Carry \$3,000 + MU's						●	●			\$7,012	
Wiring	Building wire in conduit. The service entrance conduits enter the building in what was once an interior transformer vault and are routed through the building approximately 20 feet to the service disconnects. NEC requires the service disconnects to be located "nearest the point of entrance of the service conductors".	The service entrance conductors will reach the end of their anticipated useful lives within 15 years. We recommend replacing the service entrance conductors when the service equipment is replaced.	3	END	L	Carry \$35,000 + MU's						●	●			\$81,804	
Equipment	Service disconnect #1 is an early 1970's vintage GE circuit breaker that has exceeded its anticipated useful life. Service disconnects #2 and #3 are 1990 vintage Westinghouse fusible switches that are near the end of their anticipated useful lives.	Perform an infrared scan to assess the condition of equipment contacts and terminations. When the equipment is replaced, the new equipment should be located nearest the point of entry of the service conductors	2	END	L	Carry complete replacement of equipment: \$73,500 + MU's						●	●			\$171,789	
Distribution System																	
Panels	Paneboards are a mix of early 1970's vintage GE panelboards and 1990 vintage Westinghouse panelboards. The 1970's equipment has exceeded its anticipated useful life.	All panels will reach the end or their anticipated useful lives within 5 years	2	END	L	Carry complete power distribuion system replacement for 250,580 sf						●	●			\$1,194,257	
Wiring	Building wire in conduit.	Replace wiring in conjunction with panelboard updates. All power distribution wiring will reach the end of its anticipated useful life within 20 years.	2	END	L	Carry complete system replacement for 250,580 sf						●	●			\$1,063,805	
Branch Circuits	Mixture of building wire in conduit and surface metal raceway, and MC cable. Extension cords are in use in some areas due to a lack of appropriately located receptacles.	Add receptacles and branch circuits to eliminate the need for extension cords. This work should be done in conjunction with power distribution updates.	2	END	L	Carry Devices and branch circuit wiring installation for 15% of 250,580 sf						●	●			\$198,784	
Site Lighting (type & material)	Pedestrian-scale pole lights. Fixtures do not have full-cutoff optics.	Update site lighting to LED with full-cutoff optics.	2	END	L	Carry replacement of (2) 12' high pole lights						●	●			\$14,024	
Exterior Building Lighting	Mixture LED wall packs and HID wall packs.	Replace HID units with LED as they fail All fixtures will reach the end of their anticipated useful lives within 20 years.	2	END	L	Carry (11) LED wall packs						●	●			\$15,375	
Interior Lighting																	
Classrooms	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	END	L							●	●			\$3,952,385	
Offices	Main office has compact fluorescent downlights and wall sconces. Illumination is lower than IES recommendations, measured at approximately 7 footcandles average during our visit.	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	ESL	L							●	●				

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Corridors	Various fluorescent fixtures utilizing T8 lamps, Schoolhouse style pendant fixtures that appear to be fitted with medium-base LED lamps are used in some areas.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L	Carry complete interior lighting replacement for 241,580 sf						●	●				
Toilets	Fluorescent fixtures utilizing T8 lamps	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●				
Mech/Storage	fluorescent strips with T8 lamps	Update lighting to LED as part of any planned facility renovations.	2	ESL	L							●	●				
Assembly	Auditorium house lighting is mix of Metal halide and incandescent recessed downlights. Stage work lights are incandescent. Common area auditorium lighting is controlled only by circuit breakers. Theatrical dimming racks are obsolete.	Update lighting and controls throughout auditorium area	2	OB	L							●	●				
Gym	T8 fluorescent high bays Illumination is lower than IES recommendations, measured at approximately 20 footcandles average during our visit.	Update lighting to LED and provide illumination levels per IES recommendations.	2	ESL	L	Carry complete interior lighting replacement for 9,000 sf						●	●			\$147,248	
Data System (& Service)	Category 6 2012 vintage cable plant. Some equipment and terminations are housed in open racks in spaces shared with other program uses such as storage.	Provide enclosed cabinets to house infrastructure in shared-use areas.	2	ESL	L	Carry \$35,000 + MU's						●	●			\$81,804	
																Total Years 6 - 10	\$21,464,351

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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			SEE LEGEND			EVALUATION CRITERIA												
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	* OPINION OF PROBABLE COST		
Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations																		
BUILDING INTERIOR																		
General Notes																		
Corridor Floor & Base Finish Materials	Terrazzo floor and base. Floor showing extensive cracking and chipping.	Recommend installing quartz tile over terrazzo.	2	END	L	Approx. 35,000 SF (corridor) terrazzo. \$4.50 prep-new quartz & base ≈\$157,500 + MU's Approx. 5,800 SF (corridor) VCT, no work indicated Replace approx. 5,800 SF (corridor) VCT with new quartz tile and rubber base.						●	●			\$577,050		
Classroom Ceilings	Typically 2x4 ACT tile. Ceilings generally showing considerable wear and tear. Missing and chipping tiles, discolored tiles.	Remove 110,000 SF 2x4 ACT ceiling tile, replace with new within the next 10 years	2	END	L	Remove 110,000 SF 2x4 ACT ceiling tile, replace with new 2x4 ACT ceiling tile. \$4.50 demo-replace ≈\$495,000 + MU's						●	●			\$1,441,899		
Classroom Floor & Base Finish Materials	Approx. 75% VCT, other 25% is carpet. Typically, flooring materials are in fair shape. However flooring is beginning to show some wear and tear.	Replace all classroom flooring materials within the next 15 years.	3	ESL	L	Approx. 110,000 SF VCT and carpet removal, replacement with equivalent SF of quartz tile. \$5.25 demo-prep-floor = \$577,500 + MU's						●	●			\$1,682,220		
Base Finish Materials	Rubber base is typically showing considerable wear and tear.	Replace rubber base in the next 5 years.	2	END	L	Approx. 110,000 GSF of classroom space to replace existing rubber base with new, \$0.50 per sf floor area = \$55,000 + MU's						●	●			\$160,211		
Wall Finish Materials	Typically painted plaster or GWB. Typically plaster is chipping, crumbling. GWB is dented and scuffed.	Patch and repaint all classroom walls.	2	END	L	Approx. 110,000 GSF classroom wall patching and repainting. \$2 sf floor area = \$220,000 + MU's						●	●			\$640,844		
Visual Display Surfaces	Tackboards, whiteboards, chalkboards.	Tackboards and whiteboards in fair condition. Chalkboards are obsolete and should be removed and replaced with whiteboards.	0	OB	L	Remove approx. 20 LF 5' tall chalkboard in 90 classrooms, replace with equal LF of whiteboard. 9000 sf \$30 demo-replace = \$270,000 + MU's						●	●			\$786,490		
Window Sills	Wood window sills. Showing considerable wear and tear, denting, and discoloration.	Refinish all wood window sills.	2	END	L	Refinish approx. 3,000 lf 10" wide wood window sills. \$5 lf = \$15,000 + MU's						●	●			\$43,694		
Main Entrance																		
Floor & Base Finish Materials	Terrazzo floor and base. Generally in fair condition.	Recommend repairing minor chips, cracks.	2	ESL	L	Repair approx. 5 LF cracking terrazzo. \$35 sf = \$175 + MU's						●	●			\$513		

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Entrance Mats	Loose floor mats.	To preserve interior finishes it is our recommendation to replace with more robust walk-off carpet sequence at the main entrance. Provide an area of aggressive grade walk-off material at the exterior of the vestibule. Provide a mild grade walk-off mat product as finish floor in the vestibule. Provide an area of low grade walk-off carpet in the main lobby.	2	END	L	100 Square Feet of aggressive grade walk-off mat. \$17.50 sf 100 Square Feet of mild grade walk-off mat. \$15 sf 300 Square feet of low grade walk-off mat. \$10 sf = = = TOTALS\$6,250 + MU's						●	●			\$18,213
Corridors																
Wall Finish Materials	Basement Level - Painted brick, CMU. Paint is typically peeling in significant chunks. Ground - Painted GWB/plaster, brick. First, Second, Third - Painted plaster	Repaint all corridor masonry walls in basement. Remaining walls, recommend patching and re-painting as part of standard maintenance practice.	2	END	L	Approx. 6,800 SF masonry wall repainting. \$2 sf prep-filler coat = \$13,600 + MU's						●	●			\$39,620
Ceiling Finish Materials	All levels - Painted GWB. Isolated areas where mold is visible on the basement level only. On the third floor, paint is peeling away in significant chunks.	Remove mold growth on GWB basement ceilings. Repaint entire 3rd floor ceiling. Remaining ceilings - recommend patching and re-painting as part of standard maintenance practice.	1-2	END	L	Remove approx. 10 SF mold growth on basement ceiling. Patch and repaint approx. 8,100 SF GWB ceiling. \$1.75 prep-repaint ceiling =\$14,175 + \$250 mold = \$14,425 + MU's						●	●			\$42,020
Stairs and Exits																
Floor & Base Finish Materials	Floor landings are typically VCT, showing heavy wear and tear. Treads and intermediate landings are rubber with textured grip surface. This surface is also wearing heavily. Rubber base, heavily scuffed and damaged, peeling from wall. Rubber riser protection is showing heavy scuffing and marks from traffic.	Recommend replacing stair floor finishes within the next 10 years.	2	END	L	Replace approx. 2,800 SF VCT with quartz tile. \$5.25 demo-replace = \$14,700; Approx 5,200 SF new textured rubber stair tread \$25 w/demo = \$130,000; Approx. 4,000 LF new rubber riser protection, 2000 sf \$15 = \$30,000; Approx. 2,000 LF new rubber wall base. \$3 demo-replace = \$6,000; = = = TOTALS \$180,700 + MU's						●	●			\$526,369
Guardrails (height, sphere)	Guardrails compliant at main stairs.	Guardrails need to be refinished, repainted.	2	END	L	Refinish, repaint approx. 500 LF guardrail and handrail. \$10 lf rail =\$5,000 + MU's; scope of single line pipe rail vs ground mount guard rail unclear Consider 50% each - single line pipe rail vs. ground mount guard rail.						●	●			\$29,129
Elevators and Lifts																
Elevator Finish Materials	Painted HM frame and sliding doors, in fair condition. Painted panel wall board, typically scratched and scuffed. Stainless steel control panel. Carpet floor, stained and worn from heavy traffic. Metal wall base is dented and scuffed, and missing in some locations.	Remove and replace floor and base finish materials in both elevators. Refinish and repaint panel wall boards in both elevators.	2	END	L	Remove approx. 80 SF elevator carpet. Replace with rubber tread flooring. Remove 60 LF existing metal base, replace with new. Refinish and repaint 600 SF panel wall board. \$7,500 + MU's						●	●			\$21,852
General Purpose Classrooms																

LEGEND		
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3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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			SEE LEGEND			EVALUATION CRITERIA											
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	* OPINION OF PROBABLE COST	
Casework	Wood casework is typically built into wall. Existing casework is typically dented, discolored, and showing heavy wear and tear. Non built-in casework is in a similar condition.	Recommend refinishing existing built-in casework. Also, recommend replacing aging (non built-in) casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L	Provide the following in each room (total of 90 classrooms). Refinish approx. 200 SF wood casework (built-in). \$7.50 sf = \$1,500 per room; Provide: (2) 48" wide tall cabinet units with adjustable shelves and lockable doors. 8 If \$275 w/demo = \$2,200 per room; (4) 36" wide wall cabinets with adjustable shelves and lockable doors. 12 If \$125 w/demo = \$1,500 per room; (4) 36" wide base cabinets with adjustable shelves and lockable doors. 12 If \$275 w/demo = \$3,300 per room = \$8,500 per room x 90 = TOTALS \$765,000 + MU's										\$2,228,390	
Science Classrooms																	
Lab Benches	Wood lab benches with lab quality black phenolic tops in poor condition. Lab benches sometimes have wood cabinets beneath. These lab benches are in poor condition, showing considerable wear and tear, denting, discoloration, and staining.	Recommend replacing all lab benches in science labs complete. Replace with wood benches with black phenolic tops.	2	ESL	L	total (12) Science Classrooms: (2) double sided lab benches, each 24' long and 48" wide, with 24" base cabinets with 24" single swing door cabinets (with adj shelves) and (4) 24" wide stacked drawers, cont's trough at the center & water-gas service running horiz @ trough w/cont's high shelf above. \$550 If w/epoxy resin top for 48 If per class = \$26,400 per room; (1) 24' long row of base cabinets with 24" single swing door cabinets and (4) 24" wide stacked drawers, 24 If per class \$425 If w/epoxy resin top = \$10,200 per class; 3 sinks (1-ADA), \$1,550 ea re-use rough = \$4,650 per class; Above, 24' long wall-mounted cabinets, 24" wide with adjustable shelves. 24 If \$185 If = \$4,440 per class; (1) 36" wide 96" tall casework shelf with adjustable shelves from bottom to top, \$1,500 ea room = = \$47,190 per room x 12 =\$566,280 + MU's										\$1,649,540	

LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Fume Hoods	Fume hoods built into casework, provided in each science classroom.	Remove existing casework, replace fumehoods.	2	END	L	Provide the following in each of the (12) Science Classrooms: (1) 72" wide 96" tall casework shelf \$1,500 per room, 24" countertop with built-in fume hood above and double door base cabinet below \$7,500 hood & cabinet per room = \$9,000 per room x 12 = = TOTALS \$108,000 + MU's						●	●	●		\$314,596
Science Prep Rooms																
Casework	Large 14' tall original wood casework, 20' long on each prep room side. Casework has a row of base cabinets, as well as two rows of swinging glass doors with adjustable shelves. Casework also has sliding wood ladders for top shelf access.	Refinish all original casework.	2	ESL	L	Approx. (12) pieces of casework in (6) prep rooms. Allow 500 sf per casework x 12 total pcs = 6,000 sf @ \$5 = \$30,000 + MU's						●	●	●		\$87,388
Art Classrooms																
Casework	Wood casework is typically built into wall. Existing casework is typically dented, discolored, and showing heavy wear and tear. Other casework is a mix of plastic laminate islands and base cabinets, wood tables, and metal shelving units.	Recommend refinishing existing built-in casework. Also, recommend replacing aging (non built-in) casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L	Provide the following in each room (total of 4 classrooms). Refinish approx. 200 SF wood casework (built-in) \$5 = \$1,000 per room; Provide: (4) 48" wide tall cabinet units with adjustable shelves and lockable doors \$750 ea = \$3,000 per room; (8) 36" wide wall cabinets with adjustable shelves and lockable doors 24 lf \$125 = \$3,000 per room; (8) 36" wide base cabinets with adjustable shelves and lockable doors 24 lf \$275 = \$6,600 per room; (4) 22' long base storage counter with 10' of vertical storage slots, and remaining 12' with (2) 36" wide base cabinets 88 lf \$300 = \$26,400 per room; 8 counter mounted ADA sinks \$1,550 re-use rough = \$12,400 per room; = = \$52,400 per room x 4 rooms = \$209,600 + MU's						●	●			\$610,553
Storage Rooms	Four art storage rooms each have existing plywood storage shelves along side and back walls, some with plastic laminate countertops and base cabinets below. Storage shelves and casework typically in poor condition, heavily worn unfinished materials.	Remove existing shelving and casework, recommend replacing with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	END	L	Provide the following in each room (total of 4 storage rooms): Install 30 LF casework, with (10) 36" wide base cabinets with adjustable shelves and lockable doors , plam countertop, \$275 lf and 30 LF open wall cabinets with adjustable shelves \$125 lf = \$12,000 + MU's						●	●			\$34,955
Technology Classroom																

LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Floor & Base Finish Materials	Carpet floor, rubber base. Both are in poor condition. Carpet is fraying, worn, and stained. Rubber base is peeling from wall.	Replace carpet and rubber base.	2	END	L	Approx. 415 SF removal of existing carpet, replacement with carpet tile. \$6 sf demo-replace = \$2,490 + MU's						●	●			\$7,258
Casework	Wood laminate base cabinets, topped with plastic laminate countertop. Casework showing wear and tear, denting, discoloration, and deterioration of finishes.	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	END	L	Provide (2) 18 LF of plastic laminate countertop with resilient edge banding. Countertop shall have (4) clear 30"locations for chairs. These clear space should be bookended and alternated by (5) 20" plastic laminate base cabinets with adjustable shelves and lockable doors. 17.70 lf base \$275 + 18.30 lf top \$90 = \$6,515 + MU's						●	●			\$18,987
Performing Arts - Auditorium																
Floor & Base Finish Materials	Carpet, exposed concrete. Area in front of stage shows plywood subfloor, with carpet currently being installed over top. Existing carpet on stair aisles between seating sections, typically showing some staining and wear and tear.	Continue carpet installation. Remove existing carpet installed on aisles between seating sections and at balcony seating, replace with new. Refinish concrete flooring below stepped seating sections, paint all.	2	END	L	Remove approx. 2,000 SF existing carpet in aisle and balcony seating, replace with equivalent SF new carpet. \$7.50 sf cut up area demo-replace = \$15,000 + refinish approx. 3,500 SF concrete, paint \$2 sf = \$7,000 = = TOTALS \$22,000 + MU's						●	●			\$64,084
Wall Finish Materials	Painted plaster. Wood trim accent pieces all around. Paint on plaster walls is peeling in large sections.	Refinish, repaint all painted plaster walls.	2	END	L	Approx. 15,000 SF plaster patching and repainting. \$3 patch & repaint = \$45,000 + MU's						●	●			\$131,082
Ceiling Finish Materials	Painted plaster. Paint on plaster walls is peeling in large sections.	Refinish, repaint all painted plaster ceilings.	2	END	L	Approx. 8,000 SF plaster patching and repainting. \$3 patch 7 repaint = \$24,000 + MU's						●	●			\$69,910
Seating Type	Fixed seating, with folding seat. Seats have wood arms with fabric backing/seating. All seating is dated but functional. Areas of staining on fabric.	Replace seating within 20 years.	3	ESL	L	Remove, replace approx. 480 fixed auditorium seating, replace with new fixed folding seating units.\$375 ea = \$180,000 + MU's						●	●			\$524,327
Performing Arts - Stage																
Floor & Base Finish Materials	Main stage has wood floors, side rooms have VCT. Both floors are in poor condition.	Remove and replace floors.	1	END	L	Replace approx. 300 SF VCT flooring with quartz tile. \$5.25 demo-replace = \$1,575; Replace approx. 1,800 SF wood stage flooring. \$10 sf demo-replace = \$18,000; = = TOTALS \$ \$19,575 + MU's						●	●			\$57,030
Wall Finish Materials	Painted GWB, plaster. Locations where plaster is crumbling and GWB is dented. Paint typically peeling away.	Patch and repaint painted GWB, plaster walls	2	END	L	Approx. 8,000 SF plaster/GWB patching and repainting. \$3 = \$24,000 + MU's						●	●			\$69,910

LEGEND		
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Library / Media Center																	
Floor & Base Finish Materials	Carpet floor, wood trim base. Carpet in fair condition, wood base is dented, chipped.	Refinish wood base, provide rubber wall protection base.	2	ESL	L	Approx. 350 LF 8" wood base refinishing. \$5 = \$1,750 + MU's; Approx. 350 LF rubber base installation. \$3 demo-replace = \$1,050 + MU's						●	●			\$8,158	
Wall Finish Materials	Wood wainscot paneling up to 6' AFF. Painted plaster walls above.	Patch and repaint plaster walls above.	2	END	L	Patch and repaint plaster, approx. 4,500 SF. \$3 = \$13,500 + MU's						●	●			\$39,329	
Circulation Desk	Wood circulation desk. Clearly aged, showing considerable wear and tear.	Refinish wood circulation desk.	2	ESL	L	Refinish circulation desk, 24" x 120" top, x 48" tall. 100 sf \$5 = \$500 + MU's						●	●			\$1,461	
Workroom / Staff Areas	Staff/backrooms have a mix of carpet and VCT floors with rubber base. Carpet in poor condition. VCT flooring material is in fair shape. However flooring is beginning to show some wear and tear. Typically 2x4 ACT tile. Ceilings generally showing considerable wear and tear. Missing and chipping tiles, discolored tiles. Staff noted desire that backroom space be converted into video production room with greenscreen.	Replace all classroom flooring materials within the next 20 years. Replace all 2x4 ACT tile. Complete renovation of space into video production room.	3 2	ESL END	L	See general notes for quantities. See general notes for quantities. Complete renovation of 800 SF space into full video production room, complete with new lighting, camera equipment, and greenscreen \$200 sf = \$160,000 + MU's						●	●			\$466,068	
Gymnasium																	
Floor & Base Finish Materials	Wood floor, vented wood cove base. Both are well-maintained and in fair condition.	Replace with wood sports floor and ventilated base	2	END	L	9300 SF						●	●			\$358,068	
Ceiling Finish Materials	2x2 ACT ceiling. Numerous stained and broken/displaced tiles. Clearly these tiles are replaced on a regular basis, as can be seen from color variations in the ceiling tile grid.	Remove 2x2 ACT tile. Paint exposed structure and deck above.	1	END	L	Remove approx. 10,000 SF Refinish, repaint approx. 10,000 SF exposed structure and deck above. \$4 sf demo & paint = \$40,000 + MU's						●	●			\$116,517	
Acoustical Treatments	None	Recommend removing ACT ceiling (described above) and providing hanging acoustic baffles between roof joists for acoustic absorption.	2	OB	L	Provide approx. (150) 2'x4'x1.5" Armstrong soundsoak baffles. \$150 ea = \$22,500 + MU's						●	●			\$65,546	
Weight Room / Fitness Room																	
Floor & Base Finish Materials	Main weight room - Foam athletic flooring, in good condition. Small weight room - Carpet, in very poor condition. Staining, fraying, deterioration. Rubber base is typically heavily damaged, or missing entirely.	Replace carpet in small weight room with more resilient athletic flooring.	1	END	L	Approx. 400 SF existing carpet, replace with same SF 2'x2' interlocking rubber tile flooring. Install 200 LF new rubber base. \$12 sf demo-replace floor + \$3 demo-replace base = \$5,400 + MU's						●	●			\$15,736	
Ceiling Finish Materials	Painted exposed concrete.	Repaint exposed concrete ceiling	3	ESL	L	Repaint approx. 1,200 SF exposed concrete ceiling. \$3 sf = \$3,600 + MU's						●	●			\$10,490	
Visual Display Surfaces	Chalkboard in small weight room.	Remove chalkboard, replace with whiteboard.	0	OB	L	Remove chalkboard, replace with 6' long, 3' high whiteboard. 18 sf \$30 demo-replace = \$540 + MU's						●	●			\$1,577	
Locker Rooms																	

LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Wall Finish Materials	Painted CMU. Paint is chipping in large portions. Also cracking, discolored.	Repaint all CMU walls.	2	END	L	Approx. 3,600 SF CMU repainting. \$2 sf prep-filler coat = \$7,200 + MU's						●	●			\$20,981
Ceiling Finish Materials	Painted GWB. Ceilings are cracked, showing areas where ceiling was previously patched. Discolored in some locations, and even a few areas of mold growth.	Refinish and repaint all GWB locker room ceilings.	2	END	L	Approx. 2,600 SF GWB repainting. \$1.50 sf prep-repaint = \$3,900 + MU's						●	●			\$11,361
Cafeteria																
Wall Finish Materials	Painted plaster and GWB, painted CMU.	Patch and repaint GWB and plaster walls. Repaint CMU walls.	2	END	L	Approx. 1,000 SF repaint CMU \$2 prep-filler coat = \$2,000 + MU's Approx. 1,800 SF patch and repaint plaster, GWB. \$2.50 sf = \$4,500 + MU's						●	●			\$18,939
Kitchen and Servery <i>(See Food Service Below)</i>																
Floor & Base Finish Materials	Quarry tile and base, VCT, carpet. Tile and tile base in good condition. VCT is in fair condition, however flooring is beginning to show some wear and tear. Carpet is in poor condition.	Replace carpet within the next 5 years. Replace VCT within the next 20 years.	1-3	END-ESL	L	Approx. 250 SF carpet removal, replacement with carpet tile. \$6 sf = \$1,500 + MU's; Approx. 1,600 SF VCT removal, replacement with quartz tile \$5.25 sf = \$8,400 + MU's						●	●			\$28,839
Teacher Workroom and Staff Areas																
Ceiling Finish Materials	2x2 ACT tile.	Remove ACT ceiling tile, replace with new within the next 10 years.	2	END	L	Remove 3,000 SF 2x2 ACT ceiling tile, replace with new 2x2 ACT ceiling tile. \$6 sf = \$18,000 + MU's						●	●			\$52,433
Nurse and Health																
Floor & Base Finish Materials	VCT flooring - good condition Rubber base - poor condition	Replace rubber base	2	END	L	150 LF \$3 = \$450 + MU's						●	●			\$1,316
Ceiling Finish Materials	2 x 4 ACT - Poor condition	Replace ACT Ceiling	1	END	L	485 sf \$4.50 = \$2,185 + MU's						●	●			\$6,368
Student Toilet Rooms																
Wall Finish Materials	Mix of ceramic tile, painted plaster and GWB. Painted plaster and GWB is dotted with holes, uneven areas, paint chipping.	Patch and repaint plaster and GWB bathroom walls.	2	END	L	Approx. 5,800 SF plaster/GWB patching, repainting. \$2.50 sf ave = \$6,250 + MU's						●	●			\$18,213
Ceiling Finish Materials	2x4 ACT tile. Typically showing it's age, staining, sagging.	Remove ACT ceiling tile, replace with new within the next 10 years.	2	END	L	Remove 2,500 SF 2x4 ACT ceiling tile, replace with new 2x4 ACT ceiling tile. \$4.50 = \$11,250 + MU's						●	●			\$32,778
Mechanical and Service Spaces																
Other	Boiler room abatement	Boiler room abatement	-	-	L	Budget from PPS CIP (2020)						●	●			\$116,130
Atrium																
Floor & Base Finish Materials	Ceramic tile floor and base. Numerous broken and chipped tiles (both floor and base). No wall base provided, resulting in wear and tear along walls.	Repair broken ceramic tile. Install rubber floor base.	2	ESL	L	Repair approx 75 SF ceramic floor tile, base. \$15 = \$1,125; Approx. 300 LF rubber base \$2.50 = \$750 = = TOTALS \$1,875 + MU's						●	●			\$5,468

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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			SEE LEGEND			EVALUATION CRITERIA										* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Stairs	Atrium has compliant hand/guardrails. However paint is chipping away.	Refinish, repaint hand/guardrails	2	ESL	L	Refinish, repaint approx. 220 LF guard/handrails. \$10 = \$2,200 + MU's , assumes lf given is actual pipe rail lf count regardless of rail configuration Assume railing configuration which considers a top rail, and parallel midrail 1' below, with extensions at the top and bottom connecting these two rails. Consider vertical post to top rail every 3 lineal feet. Lineal feet describes length of such rails detailed above, not LF of actual railing.						●	●			\$19,229
Sealants	Sealant at column bases deteriorating, peeling away.	Remove, replace sealant.	1	END	L	150 lf sealant rout-replace \$3.50 = \$525 + MU's						●	●			\$1,539
Loading Dock																
Ceiling Finish Materials	2x4 ACT ceiling. In poor shape.	Remove, replace ACT ceiling.	2	END	L	Approx. 1,700 SF 2x4 ACT ceiling replacement. \$4.50 =\$7,650 + MU's						●	●			\$22,287
Classroom G01																
Tread Finish	Existing rubber treads heavily worn, deteriorating.	Replace rubber treads.	2	END	L	Replace (6) 11" rubber treads, rubber nosings, and 7-3/4" risers. Tread & riser width unclear, assume 36" = 30 sf total area @ \$30 demo-replace = \$900 + MU's Assume 60" tread & riser width.						●	●			\$4,374
3rd Floor Lecture Hall																
Windows	3' x 6' double hung vinyl windows. Wood 2x4s screwed to frame to prevent students from opening windows.	Replace existing windows with new non-operable fiberglass windows.	2	END	L	Remove (5) existing 3' x 6' vinyl windows, replace with new fixed fiberglass windows. 90 sf \$70 demo-replace = \$6,300 + MU's						●	●			\$18,358
Acoustic Wall Panels	Existing corrugated and perforated metal wall acoustic panels showing heavy denting.	Remove existing acoustic wall panel. Replace with new	2	END	L	Remove 1,700 SF acoustic wall paneling, replace with equal SF new resilient acoustic wall panels with perforated metal face and acoustic core. Mount these panels 5' AFF, close to ceiling to prevent damage. \$25 sf demo-replace-ptrim = \$42,500 + MU's						●	●			\$123,804
Side Storage Rooms	Plaster walls and ceilings in serious state of deterioration. Find source of moisture.	Remove all plaster finishes, replace with GWB. Investigate to find moisture.	1	END	L	Renovate 70 SF storage space, complete. Investigate and resolve moisture problems. \$2,500 allowance + MU's						●	●			\$7,287
Basement Storage																

Capital Plan Detailed Scope of Work

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Total Years 11 - 15	\$14,024,246
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LEGEND		
<u>Condition Level</u>	<u>Life Cycle (Age Factor)</u>	<u>Action Priority</u>
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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Category	Description and General Comments	Recommended Action	See Legend			Quantity Info	Evaluation Criteria										* Opinion of Probable Cost
			Cond. Level	Life Cycle	Action Priority		Security	Health & Safety	Code Compliance	ADA/ Accessibility	Sustain - Ability	Extending Bldg. Life	Operation & Maintenance	Impact on Learn. Env.	Aesthetics & Appearance		
Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations																	
Building Exterior																	
Exterior Wall Cladding																	
Materials	Mix of yellow and red clay brick masonry; limited area of cracking	Repair areas of cracked brick veneer and replace damaged face brick	2	ESL	L	200 sf \$35 demo-replace = \$7,000 + MU's							●	●			\$22,814
Materials	Pre-cast concrete horizontal bands and window sills	Repoint joints on horizontal bands and sills	2	ESL	L	1200 lf \$3.50 lf = \$5,250 + MU's							●	●			\$17,118
Materials	Significant deterioration of pre-cast concrete pediment at the east entry	Replace pre-cast concrete pediment	1	OB	L	100 sf \$75 demo-replace = \$7,500 + MU's							●	●			\$24,448
Materials	Pre-cast concrete stair sidewalls at west side entrances were observed to have open joints	Repoint pre-cast joints	2	ESL	L	100 lf \$3.50 lf = \$350 + MU's							●	●			\$1,148
Materials	Pre-cast concrete stair sidewalls at east entrance have open joints and significantly displaced pre-cast pieces, and disintegration of pre-cast pieces	Recommend reconstruction of precast concrete sidewalls at this entry	1	END	L	100 sf allow \$2,500 + MU's							●	●			\$8,153
Materials	Budget for general masonry repairs	Budget for general masonry repairs	-	-	L	Budget							●	●			\$1,082,750
Spalling, Staining, Efflorescence	Brick and precast decorative elements are stained and dirty with age	Recommend cleaning of exterior masonry and precast concrete	2	ESL	L	77000 sf \$1.50 = \$115,500 + MU's							●	●			\$376,429
Windows																	
Frame Materials	Aluminum double-hung window units	Budget for window replacements	2	ESL	L	Budget							●	●			\$1,624,125
Frame Materials	Cast Iron (?) intermediate piers between windows at courtyard of Central Wing are corroded	Remove corrosion, prime and paint metal piers	2	ESL	L	45 piers @ 10 sf ea = 450 sf \$10 sf = \$4,500 + MU's							●	●			\$14,671
Frame Materials	Large wood framed window assemblies at 2nd and 3rd floors at the west elevations are in poor condition with deterioration and rot	Replace with painted aluminum storefront assemblies	1	END	L	2 assemblies 130 sf ea @ \$85 sf demo-replace = \$22,100 + MU's							●	●			\$72,035
Lintels	Steel lintels - many are corroded and significantly deflecting. Temporary measures of sealing the gap between the top of lintel and bottom of brick above is causing damming of water issues within the exterior wall	Recommend replacement of lintels with new galvanized steel lintels	1	END	L	54 - 10' lintels = 3,240 # galv lintel \$2 # = \$6,480 + 540 mason hours \$45 = \$24,300 _ 350 sf brick demo-replace \$25 = \$8,750 + 540 lf flash \$15 = \$8,100 = = TOTALS \$\$\$\$47,630 + MU's							●	●			\$155,234
Exterior Doors (not including Main Entry)																	
Materials	Painted hollow metal frames and doors in good condition	Repaint doors and frames	2	ESL	L	3 pairs \$150 w/prep = \$450 + MU's							●	●			\$1,451
Materials	Painted wood frames and painted hollow metal doors at the east and west sides of the Auditorium are in poor condition.	Replace (6) pairs of doors with aluminum storefront entrance doors and hardware with clerestory windows	1	END	L	6 pairs 70 sf ea = 180 sf transom \$85 demo & replace +12 ea \$2,500 door demo-replace = \$45,300 + MU's							●	●			\$147,635
Materials	Painted wood frames, doors, and clerestory windows at west and east entrances (3) total are in poor condition	Replace (3) assemblies with painted aluminum storefront, exit doors and hardware	1	END	L	3 assmblys 80 sf ea = 180 sf transom \$85 demo & replace +3 ea \$2,500 door demo-replace = \$22,800 + MU's							●	●			\$74,309
Gym Entrance	Aluminum Storefront entrance and doors - corrosion observed throughout	Replace with new aluminum storefront system, pair of doors, and entry door hardware	1	END	L	130 sf = 90 sf sidelite-transom \$85 w/demo + 2 doors \$2,500 ea = \$12,650 + MU's							●	●			\$41,231

LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Overhead or Coiling Doors	(1) coiling overhead door in good conditional; lintel is rusting	Clean, prime and paint lintel over cooling overhead door	2	ESL	L	20 LF \$7.50 lf = \$150 + MU's						●	●			\$498
Fascia, Trim, Soffits & Overhangs																
Materials	Portico ceiling at south entry is stained with mildew	Power wash and repaint ceilings	2	ESL	L	250 SF \$5 sf = \$1,250 + MU's						●	●			\$4,082
Sealants & Expansion Joints																
Window / Door Perimeter Sealant	Perimeter sealants observed to be in various states of condition	Recommend removing and replacing all perimeter sealants	2	END	L	16000 lf \$3.50 grout-reseal = \$56,000 + MU's						●	●			\$182,508
Flashing																
Material	Metal flashing at intermediate level ledge and at roof cornice below parapet is in fair condition; most splice joints are open and are separating	Recommend replacing flashing with aluminum flashing	1	END	L	3000 lf x 12" width \$20 demo-replace = \$60,000 + MU's						●	●			\$195,545
Roof Assembly & Flashing																
Material, Type, Color	Black EPDM. Roof material is in poor condition. Sealed and lapped edges are aging and beginning to crack. Membrane is not adhered in a few locations. Fasteners are showing through membrane however they are not yet penetrating it. Debris on roof, and there is clearly a bird issue with the sheer volume of bird waste on the roof. There are many locations where insulation is soft or missing.	Recommend replacing entire roof.	2	END	L	68000 sf roof replace \$13 sf demo-memb-prot be-R38-walkways-perim trim & flash & new blocking= \$884,000 + MU's						●	●			\$2,881,025
Roof Drains (Covers)	Steel roof drain covers. Many are broken or missing.	Replace missing or broken roof drain covers.	2	END	L	10 covers. \$150 = \$1,500 + MU's						●	●			\$4,894
Skylights																
Type (unit or glazed)	Pyramidal polycarbonate skylights. (2) 20' x 16', (1) 40' x 40'. All skylights are glazed. Polycarbonate glazing is cracking and heavily clouded. Sealants around framing are deteriorating, peeling.	Recommend replacing panels on two smaller skylights entirely. It appears that work has been completed recently on the larger skylight, however only at the center of the skylight. Recommend completing work at perimeter. Remove and replace all sealants.	2	END	L	Approx. 2,300 SF skylight replacement, polycarbonate panels and sealants only. \$125 sf demo-replace = \$287,500 + MU's						●	●			\$936,990
Exterior Stairs and Ladders																
Granite Steps	Sealant between treads and risers is failing in most locations	Reseal joints between granite steps	1	END	L	900 LF \$3.50 = \$3,150 + MU's						●	●			\$10,275
Granite Steps	Granite steps in general are in fair condition; several pieces observed to be cracked	Replace cracked granite steps	2	ESL	L	30 lf granite steps 12" x 6" profile assumed = 15 cf @ \$225 cf w/demo = \$3,375 + MU's						●	●			\$11,001
Concrete Steps	Cracking and disintegration of concrete steps at the Gym Entrance	Concrete restoration at concrete Gym Entry steps	2	ESL	L	100 SF \$15 \$1,500 + MU's						●	●			\$4,894
Metal Stairs	(3) sets of metal stairs at east side of the Auditorium are open risers with metal grating treads and landings; handrails are non-ADA compliant	Replace metal stairs, landings, and handrails with new exterior metal stairs and handrails	2	END	L	(3) sets of stairs and handrails, 1 flight each, galv assumed, allow \$15,000 w/demo = \$45,000 + MU's						●	●			\$146,442

LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Stair Railings	All metal stair railings observed to have varying degrees of rust and corrosion	Remove corrosion, prime and repaint	2	ESL	L	450 lf, assume 450 lf actual lf rail to be painted, not 450 lf unknown rail configuration, \$10 lf = \$4,500 + MU's Assume railing configuration which considers a top rail, and parallel midrail 1' below, with extensions at the top and bottom connecting these two rails. Consider vertical post to top rail every 3 lineal feet. (Lineal feet above describes length of such rails detailed above, not LF of actual railing.)						●	●			\$44,003
Guardrail	Metal guardrail along areaways at north elevation are rusted and corroded	Remove corrosion, prime and repaint	2	ESL	L	110 lf, assume 110 lf actual lf rail to be painted, not 110 lf unknown rail configuration, \$10 lf = \$1,100 + MU's Assume railing configuration which considers a top rail, and parallel midrail 1' below, with extensions at the top and bottom connecting these two rails. Consider vertical post to top rail every 3 lineal feet. (Lineal feet above describes length of such rails detailed above, not LF of actual railing.)						●	●			\$10,763
Auditorium Exit Doors	(3) exterior exits at the west side of the Auditorium have one step down are not ADA compliant	Provide concrete ramp and painted metal handrails	2	OB	L	(3) locations with 60 SF concrete ramp and 20 LF painted metal handrails each \$175 sf dig-bf-frost f'dn-slab-rails = 180 sf \$175 sf = \$31,500 + MU's						●	●			\$102,666
Total Years 16 -20																\$8,199,137

DISTRICT OFFICE & BAYSIDE LEARNING
Capital Plan Detailed Scope of Work

LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA										* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Year 0 (Fiscal Year 2017) - Immediate Recommendations																	
																\$0	
MECHANICAL																	
Heating Plant	(3) HB Smith 19A 5 section steam boilers, estimated mfg date 1990's to 2000 est. Burners converted to Nat Gas in 2015. Combustion air fan installed. Boiler feed is aged. Boilers have 10 years expected service life	Replace steam boilers with new HW boilers with steam to HW conversion (Years 1-5). Replace boiler feed unit (year 0).	3	END	I	(I) (1) boiler feed unit based on 1,400 #/hr steam.										\$20,000	
															Total Year 0	\$20,000	

DISTRICT OFFICE & BAYSIDE LEARNING
Capital Plan Detailed Scope of Work

LEGEND		
<u>Condition Level</u> 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	<u>Life Cycle (Age Factor)</u> N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	<u>Action Priority</u> I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA										* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations																	
SITE																	
Building Entrances																	
Connection to accessible route and accessibility	Sidewalks. Thresholds at Community Center do not meet tolerances. Utility pole hazard	Adjust ramp and/or threshold transition to meet ADA tolerances. Remove any unnecessary wiring/move/add protection at utility pole.	1	ESL	S	suggest \$3,000 allowance + MU's; relocate pole allowance \$5.000 + MU's			●	●						\$15,008	
Parking																	
Curbing Materials & Wheel Stops		Wheel stops needed where wall ends.	2	ESL	S	Seach @\$250		●								\$2,345	
Number of Spaces (Regular & ADA)	2 ADA with signs, faded markings. Observed 5 cars with ADA Placards.	Stripe Aisle to building. Repaint ADA spaces and aisles.	2	ESL	S	Restripe Lot: 250LF@\$1 ADA Striping: Seach @\$120		●		●						\$1,596	
Vehicular & Pedestrian Circulation																	
Walkway Materials	Brick. Cumberland crosswalk/sidewalk rough condition. Guy connection at Alder & Portland creates paving hazard.	Some Repair Needed.	2	ESL	S	1550 S.f. @\$14		●		●						\$40,708	
Curb Cuts & Detectable Warning Strips	No Panels	Panels needed at crosswalks.	1	ESL	S	5 panels: 100 s.f. @\$60		●		●						\$56,279	
Pedestrian Ramp Location & Materials	Concrete - Poor, narrow	Replace ramps.	1	END	S	4 RAMPS @ 250 SF, DETECTABLE WARNING PANELS NEEDED.		●		●						\$1,876	
Service Area																	
Loading Dock or Leveler	Shared loading / dumpster screening. Loading at angle.	Underground lot access at Alder could use sign/flasher.	2	ESL	S	allow \$5,000 for flashing signage + MU's		●								\$9,380	
Fencing																	
Locations & Materials	Chain Link	Repairs Needed	0	END	S	30lf @\$30							●			\$1,688	
Site Furniture & Accessories																	
Bicycle Racks	1 - Damaged	Needs replacement.	0	OS	S	1each @\$750							●			\$1,406	
STRUCTURAL																	
Foundations / Drainage	Building surrounded by City sidewalks; some minor foundation spalling noted.	Patch repair spalls	2	ESL	S	say 20 sf patch repairs @ \$20 = \$400 + MU's Assume 100 SF						●	●			\$3,752	
Second Floor Construction	A. Prior slab repairs at boiler room have spalled, other areas of exposed reinforcing	Remove loose concrete, clean reinforcing, patch with repair mortar	2	ESL	S	10 SF @ \$35 = \$350 + MU's						●	●			\$661	

DISTRICT OFFICE & BAYSIDE LEARNING
Capital Plan Detailed Scope of Work

LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Roof Construction	B. High low roof conditions susceptible to drifted snow likely not included in original design.	Roof is technically grandfathered; recommend reinforcing high low roof conditions for drift. Shoveling of drifts recommended in the interim.	3	ESL	S	1,900 SF reinforce with steel beams attached to existing columns, 350 lf joist @ 4 #/lf = 1,400 # @ \$2.75 # labor & mtl = \$3,850 + MU's						●	●			\$7,223
Exterior Wall Construction	A. CMU joints with missing or failing mortar; some isolated spalling of CMU blocks	Repoint masonry joints; replace blocks with spalling in kind	2	ESL	S	200 lf joints @ \$1.50 = \$300 + MU's; 10 blocks @ \$20 sf = \$200 + MU's = TOTAL \$500 + MU's						●	●			\$941
Exterior Wall Construction	B. EIFS located at street level, particularly at building Bayside learning entrance, damage from snow clearing/pedestrians	Repair EIFS or replace with durable material such as a thin masonry veneer	2	ESL	S	20 sf repair @ \$20 = \$400 + MU's						●	●			\$754
Exterior Wall Construction	C. Exposed masonry at ally/up high- Open joints and moisture infiltration	Repoint and seal or cover with other materials similar to rest of building.	2	ESL	S	400 sf @ \$10 = \$4,000 + MU's						●	●			\$7,504
Exterior Wall Construction	D. Granite joints at front of building have loose in missing mortar	Rake and Repoint	2	ESL	S	300 lf @ \$1.50 = \$450 + MU's						●	●			\$848
Exterior Wall Construction	E. Parged section of concrete and masonry with apparent spalling; minor concrete spalling	Patch repairs	2	ESL	S	30 sf @ \$20 = \$600 + MU's						●	●			\$1,128
Fire Resistance	Non-combustible/concrete construction; at second floor mechanical room appeared duct had been removed through gypsum fire wall (2 layers on one side, one on other)	Fill gypsum hole	0	OB	S	10 sf @ \$10 = \$100 + MU's						●	●			\$187
Additional Observations	Painted chimney- Cracked with minor displacement.	Remove upper outer course and rebuild.	2	END	S	64 sf @ \$35 = \$2,240 + MU's						●	●			\$4,207
BUILDING INTERIOR																
General Notes																
Non-ADA compliant door hardware	Mix of doors with compliant hardware and non-compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware.	0	OB	S	Replace 9 Knobs (typically on service doors) with code compliant hardware, \$500 per leaf assumes exist leaf minimal work only rework to accept hdwr = \$4,500 + MU's				●						\$8,445
Interior Signage																
At Code Required Locations?	Provided for classrooms and other rooms and offices, fairly consistently on the lower level. Other two levels do not have consistent interior signage.	Provide signage where missing.	0	OB	S	Provide approx. 200 ADA compliant signs throughout building @ \$75 = \$15,000 + MU's			●	●						\$28,140
Stairs and Exits																
Guardrails (height, sphere)	Guardrails are non compliant in some locations, particularly where rail turns a corner. In these locations, the guardrail would not pass the sphere test.	Replace guardrail with new compliant guardrail and continuous handrail.	0	OB	S	Approx. 400 LF compliant guardrail with continuous handrail, \$150 lf w.demo = \$60,000 + MU's			●	●						\$112,559
Therapy/Break Kitchen/Craft Room																

DISTRICT OFFICE & BAYSIDE LEARNING
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Sinks (ADA compliance)	Stainless steel sink with gooseneck faucet mounted in plastic laminate counter. Not at ADA height.	Remove section of counter and sink. Replace with ADA compliant counter and new counter mounted sink.	0	OB	S	Remove 30" section of existing laminate countertop. Replace with ADA compliant plastic laminate counter with resilient edge banding, new counter mounted sink, \$90 If countertop w/demo = \$2,700 + MU's .. \$1,500 sink w/demo & re-use existing rough w/\$500 modification of rough === TOTALS \$4,700 + MU's				●						\$8,819
Mechanical and Service Spaces																
Stairs	Concrete stair into mechanical space are in a state of disrepair. No handrails/guardrail provided.	Demolish existing concrete stair, replace with new cast in place concrete stair, new railing/guardrail.	0	OB	S	Demolish existing (4'x6' total area) concrete stair (3 risers, 4' x 4' top landing). Replace with new cast in place concrete stair (5'x6' total area, 3 risers, 4' x 4' top landing), new compliant railing/guardrail. ... no new foundation required, presumed new steps rest on existing slab and will be doweled into slab .. \$2,750 w/demo-new stair & guardrail + MU's			●			●	●			\$5,161
Office spaces (2nd, 3rd floors)																
Sinks (ADA compliance)	Employee break rooms do not have ADA counters or sinks.	Replace existing counters, casework, and sinks.	0	OB	S	Approx. (15) 36" wall cabinets @ \$125 w/demo = \$5,625 + MU's; (10) 36" double door with drawers base cabinet @ \$275 w/demo = \$8,250 + MU's; (4) 36" ADA sink apron @ \$300 ea = \$1,200 +MU's; (5) 24" four drawer base cabinet @ \$275 w/demp = \$2,750 + MU's; All doors are lockable and all shelves are adjustable. 11 linear feet of counter at ADA height @ \$90 = \$990 w/demo + MU's = = = TOTALS \$18,815 + MU's				●						\$35,301
FIRE PROTECTION																
Cross Connection Prevention	None	Upgrade entrance	3	ESL	S	\$12,000 new entry + MU's		●	●							\$22,512
ELECTRICAL																
Life Safety																

DISTRICT OFFICE & BAYSIDE LEARNING
Capital Plan Detailed Scope of Work

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Fire Alarm	Silent Knight Model SK5208 conventional zoned control panel. Occupant notification is not ADA compliant on the fourth floor and some areas of the third floor. Fourth floor pull station is not located in the natural path of egress.	Udate occupant notification and provide fully addressable system as part of any planned afacility renovations.	2	ESL	S	Carry 42, 094 sf @ \$1.25 + MU's		●	●							\$98,723
Emergency Lighting	Fluorescent battery ballasts integral to luminaire on first floor. Emergency battery units with integral and remote heads on other floors. Heads are a mixture of LED and incandescent. There is no emergency lighting at the exterior of exits. LED illuminated exit signs with integral battery backup.	Replace older units as they fail. Provide outdoor emergency lighting at building exits.	2	ESL	S	\$350 per interior unit + \$1,000 exterior egress unit w/new wiring + MU's ?? Carry 30 indoor & 4 outdoor.		●	●							\$27,174
SECURITY																
Intrusion Alarm System	GE Networx NX-8V2 residential-grade security alarm panel serves the District Office. Bayside Learning has a separate GE NX-8E residential-grade security alarm control panel	Provide commercial grade security alarm panels integrated with the district-wide network.	2	ESL	S	allow \$15,000 for commercial panels & rerouting wiring to cabinet + MU's ??? YES	●									\$28,140
Security Camera System	No operational camera system other then video intercom at main entrance described below. Abandoned non-functional cameras remain in place in some interior areas.	Provide digital cameras connected to district servers	0	OB	S	Assume 32 cameras and 8 exterior cameras	●									\$44,874
Total Years 1 - 5																\$577,336

DISTRICT OFFICE & BAYSIDE LEARNING
Capital Plan Detailed Scope of Work

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA										* OPINION OF PROBABLE COST
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Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations																	
PLUMBING																	
Water Service	Municipal 2" less backflow protection	upgrade backflow protection			L	\$3,500 backflow + MU's						●	●			\$8,184	
Hot Water System	(6) electric 40 gallon water heaters throughout building. Copper piping insulated mostly--bare at most recent water heater replacements.	Insulate piping at recent water heater replacements.	0	OB	L	allow \$500 per heater = \$4,000 + MU's						●	●			\$9,349	
Drinking Fountains / Water Coolers	None in building	Install drinking fountain or water cooler at each occupied floor	0	OB	L	3 floors @ \$2,750 ea w/new rough & floor cane detectors = \$8,250 + MU's						●	●			\$19,288	
MECHANICAL																	
Heating Plant	(3) HB Smith 19A 5 section steam boilers, estimated mfg date 1990's to 2000 est. Burners converted to Nat Gas in 2015. Combustion air fan installed. Boiler feed is aged. Boilers have 10 years expected service life	Replace steam boilers with new HW boilers with steam to HW conversion (Years 1-5). Replace boiler feed unit (year 0).	3	END	L	(L) (2) new 700MBH condensing gas boilers with appurtenances (exp tank, etc.)						●	●			\$279,540	
Air Conditioning (Yes/No/Limited)	Yes: Packaged DX cooling RTUs with hydronic duct coils for units replaced in 2014. AHUs have DX cooling coils (HV-1) 1st floor has new DX coil and condensing unit in 2014. HV-1 and RTU-10 are vintage.	Replace HV-2 DX coil and Cond, Unit and replace RTU-10 in kind. Rework RTU-10 ductwork and zoning to match layout of rooms--poorly zoned currently.	1	END	L	Replace HV-2 steam coil with HW coil (21 SF area) and replace DX coil & new roof condensing unit (20 tons). Replace RTU-10 in kind &.2 Ton Moldify ductwork \$/SF at 2,000 SF.						●	●			\$271,775	
Air Handling Unit Systems	(2) main vintage indoor AHUs (HV-1 & 2) provide heating & cooling to the 1st and 2nd floors. HV-1 has been overhauled. Overhaul HV-2.	Replace parts as required to refurbish to new working condition (e.g. Bearings)	2	END	L	Allow (\$5 K) + MU's						●	●			\$12,424	
Pumps	Pumps at (2) steam to hydronic convertors for AHU VAVs and RTU duct coils. Pumps at AHU HX new in 2014. Pump at existing HX serving 3rd fl is vintage 1980's est.	Replace pump under maintenance	2	END	L	Allow (\$10 K) + MU's						●	●			\$23,295	
Terminal Unit Systems	Fintube and Unit Heaters (Steam).	Replace steam fintube & Unit heaters with new HW fintube & Uhs	2	END	L	Figure \$3/SF @40K SF +MU's						●	●			\$93,180	
Exhaust Systems	Toilet exhaust via inline fans to sidewall vents and several range hood non NFPA 96 compliant hoods.	Range hoods should be code compliant with suppression--or remove ranges. Replace toilet exhaust fans & ductwork	0	OB	L	(2) small Range hoods with EF figure \$20K. Toilet E Fans & Ductwork figure \$15K.						●	●			\$85,415	
Piping System	Steam piping at boilers uninsulated. Other areas throughout building have stretches of pipe insulation missing and badly damaged.	Steam piping system at end of service life--replace all steam with new HW piping system.	0	OB	L	Figure \$/SF @ 30K SF. +MU's						●	●			\$1,048,275	
Automatic Temperature Controls	Mostly electric DDC updated within past 3 years. Manual control of fintube etc.	Complete updating controls to all DDC.	2	END	L	Figure \$3.5/SF @ 25K SF.						●	●			\$204,996	
ELECTRICAL																	

DISTRICT OFFICE & BAYSIDE LEARNING
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			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Service	Overhead from (3) 100 kVA pole mounted utility-owned transformers to fusible switch located in second floor electric room. No grounding electrode connection is made at the water main.	Provide a grounding electrode connection at the water main as required by code.	2	ESL	L	Carry \$5,000 + MU's						●	●			\$11,686
Distribution System																
Panels	Panels are primarily a mixture of 1987 vintage ITE panelboards a and residential-grade loadcenters manufactured by Square D, GE, and Siemens. An Eaton Panelboard was added in the Bayside Learning Center. Main Distribution Panelboard MDP is fully utilized and missing a portion of its trim cover, leaving conductors within exposed.	Provide cover for MDP. The 1987 panelboards and residential-grade loadcenters should be replaced as part of any planned renovations to the facility.	2	END	L	Carry complete power distribution system replacement for 42,094 sf						●	●			\$263,389
Wiring	Feeders are building wire in conduit. Branch circuit wiring methods observed include primarily building wire in conduit and type MC metal-clad cable. Some type NM nonmetallic sheathed cable (Romex) was noted on the fourth floor.	The existing type NM cable should be replaced with type MC cable as part of any planned renovations to the facility.	2	ESL	L	Carry complete branch circuit wiring replacement for 75% of 42,094 sf						●	●			\$134,645
Branch Circuits	Receptacles in most areas are located appropriately for the current use of the spaces, but it was noted that extension cords are in use in Classroom 149 due to receptacles not being located according to the current furniture layout.	Add receptacles in Classroom 149 as required to eliminate the need for extension cords.	2	ESL	L	Carry \$5,000 + MU's						●	●			\$11,686
Exterior Building Lighting	LED full cutoff wall packs, an LED flood, and some decorative LED wall mounted fixtures. High-pressure sodium lighting is used in second floor parking garage.	Update parking garage lighting to LED.	2	ESL	L	8 fixtures. 9' +/- clg ht						●	●			\$26,867
Interior Lighting																
Classrooms	Recessed fluorescent fixtures with high-performance optics and T8 lamps.		3	N	L	Carry complete interior lighting replacement for 42,094 sf						●	●			\$836,135
Offices	Mostly recessed fluorescent fixtrure with parabolic diffusers ans T8 lamps. Strip fixtures with T12 lamps are installed in second floor custodial office.	Update lighting to LED as part of any planned renovations	2	ESL	L							●	●			
Corridors	Mixture of downlights with self-ballasted medium-based compact fluorescent lamps, recessed parabolics with T8 lamps, recessed lens troffers with T8 lamps	Update lighting to LED as part of any planned renovations	2	ESL	L							●	●			
Toilets	Recessed and surface mounted luminaires with Linear fluorescent T8 lamps	Update lighting to LED as part of any planned renovations	2	ESL	L							●	●			
Mech/Storage	Linear fluorescent. Some areas utilize T12 lamps	Update lighting to LED as part of any planned renovations	2	ESL	L							●	●			
Cable (& Service)	Overhead CATV service to second floor electrical room. The entrance cable is not sleeved in conduit where it penetrates the building exterior wall.	Provide sleeve and sealing for cable	2	ESL	L	Carry \$2,000 + MU's						●	●			\$4,675

DISTRICT OFFICE & BAYSIDE LEARNING

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Data System (& Service)	IDF on 2nd floor is Cat 5e and is housed in an open rack located in the electric room	Provide enclosed cabinet to house data equipment in electric room.	2	ESL	L	allow \$10,000 for cabinet & rerouting wiring to cabinet + MU's ??? Yes						●	●			\$23,373
Total Years 6 - 10																\$3,368,177

DISTRICT OFFICE & BAYSIDE LEARNING
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Category	Description and General Comments	Recommended Action	See Legend			Quantity Info	Evaluation Criteria										* Opinion of Probable Cost
			Cond. Level	Life Cycle	Action Priority		Security	Health & Safety	Code Compliance	ADA/ Accessibility	Sustain - Ability	Extending Bldg. Life	Operation & Maintenance	Impact on Learn. Env.	Aesthetics & Appearance		
Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations																	
Building Interior																	
General Notes																	
General design notes	Budget for 2nd floor renovation	Budget for 2nd floor renovation	-	-	L	Budget from PPS CIP						●	●			\$125,808	
Main Entrance																	
Ceiling Finish Materials	GWB soffits, 2x2 ACT. In good condition.	Replace isolated stained tiles as part of standard maintenance practice.	3	ESL	L	150 sf 2x2 @ \$3.25 w/demo., grid remains = \$490 + MU's						●	●			\$1,432	
Main Lobby																	
Ceiling Finish Materials	2x2 ACT. In good condition.	Replace isolated stained tiles as part of standard maintenance practice.	3	ESL	L	300 sf 2x2 @ \$3.25 w/demo., grid remains = \$975 + MU's						●	●			\$2,845	
Corridors																	
Floor & Base Finish Materials	Mix of carpet, VCT. Both have rubber base material. Carpet and rubber base on lower level corridor floors in fair condition. Carpet on second floor is heavily worn and stained. VCT and rubber base on third floor above is nearing the end of its service life.	Replace carpet within the next 10 years. Replace VCT within the next 10 years.	2	END	L	Remove and replace approx. 3,800 SF existing carpet with new carpet tile, \$6 sf demo-prep-replace = \$22,800; Remove and replace approx. 5,000 SF existing VCT tile with new quartz tile, @ \$5.75 demo-prep-replace =\$28,750; Remove and replace approx. 2,500 LF existing base with new base @ \$3 demo & replace = \$7,500 === TOTALS \$59,050 + MU's						●	●			\$172,008	
Elevators and Lifts																	
Elevator Finish Materials	Painted steel frame, doors. Showing scratches from heavy use.	Refinish, repaint steel frame and doors.	2	ESL	L	Refinish, repaint approx. 4' x 7' frame, 4' x 7' sliding door, \$250 clean-prep-repaint						●	●			\$735	
Quiet Rooms																	
Floor & Base Finish Materials	Carpet floor, rubber base	Base is peeling away or missing in numerous locations.	2	END	L	Replace rubber base, approx. 100 LF @ \$3 w/demo = \$300 + MU's						●	●			\$881	
Wall Finish Materials	Painted GWB. These rooms have particularly beat up walls. Holes and large dents in many locations, finish paint peeling away.	Patch and repaint all walls. Provide wainscoting up to 4' AFF for wall protecion.	2	END	L	Patch and repaint approx. 2,000 SF GWB wall @ \$2 = 4,000 + MU's						●	●			\$11,652	
Nurse and Health																	

DISTRICT OFFICE & BAYSIDE LEARNING
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Casework	Plastic laminate base cabinets, counters. Laminate is peeling, counter supports are unfinished.	Recommend replacement of all casework to meet ADA requirements. Replace with plastic laminate casework with resilient edge banding, adjustable shelves, and lockable doors.	2	END	L	(5) 36" wall cabinets @ \$125 w/demo = \$1,875 + MU's; (2) 36" double door with drawers base cabinet @ \$310 w/demo w/solid surface (wet area) top = \$1,860 + MU's; (1) 36" ADA sink apron = \$300; (2) 24" four drawer base cabinet @ \$275 w/demo = \$1,100 + MU's. All doors are lockable and all shelves are adjustable. 11 linear feet of counter at ADA height @ \$90 w/demo = \$990 + MU's === TOTALS \$6,125 + MU's						●	●			\$17,845
Sinks (ADA compliance)	Stainless steel sink with gooseneck faucet mounted in plastic laminate counter. Not at ADA height.	Remove section of counter and sink. Replace with ADA compliant counter and new counter mounted sink.	0	OB	L	(1) 36" ADA counter with mounted sink (provided with casework above).						●	●			\$0
Privacy Curtains (no. of rest areas)	1 resting cot, no privacy curtain.	Install ceiling mounted privacy curtain around cot.	2	ESL	L	Install ceiling mounted privacy curtain around single 3' x 7' cot. \$350 + MU's						●	●			\$1,026
Student Toilet Rooms																
Floor & Base Finish Materials	Vinyl/VCT floors are in a state of disrepair. Staining, not easy to clean, and peeling from floor/base.	Replace vinyl/VCT floors with ceramic tile.	2	END	L	Remove approx. 200 SF vinyl/VCT flooring, replace with ceramic tile @ \$15 w/demo-prep-replace & tile base = \$3,000 + MU's						●	●			\$8,739
Wall Finish Materials	Vinyl wainscoting up to 3', painted GWB above. Some toilet rooms don't have this wainscoting. Vinyl wainscoting is already peeling, probably not a permanent solution.	Remove vinyl wainscoting. Install ceramic tile to 4' AFF in all toilet rooms.	2	END	L	Install approx. 400 SF ceramic tile up to 4' AFF as toilet room wall protection @ \$17.50 w/demo-tile backer bd-ceramic & tile base = \$7,000 + MU's						●	●			\$20,390
Mirrors	Missing.	Provide wall mounted mirrors in all bathrooms.	0	OB	L	Install (4) 18" x 30" wall mounted mirrors @ \$100 = \$400 + MU's						●	●			\$1,171
Door Material (Including Frame & Glazing)	Wood veneer door with narrow lite, painted HM frame. Toilet room doors are showing heavy wear and tear.	Replace wood veneer door with new wood veneer door, refinish and repaint HM frames.	2	END	L	Replace (4) wood veneer doors with new wood veneer doors @ \$500 w/demo-replace-reinstall hdwr-paint; refinish and repaint (4) HM frames @ \$75 = = = TOTALS \$2,300 + MU's						●	●			\$6,707
Staff Toilets																
Floor & Base Finish Materials	Vinyl/VCT floors are in a state of disrepair. Staining, not easy to clean, and peeling from floor/base.	Replace vinyl/VCT floors with ceramic tile.	2	END	L	Remove approx. 120 SF vinyl/VCT flooring, replace with ceramic tile @ \$15 w/demo-prep-replace & tile base = \$1,800 + MU's						●	●			\$5,245
Wall Finish Materials	Wood wainscoting up to 3', painted GWB above. Wood wainscoting is dented, paint is chipping, probably not a permanent solution.	Remove wood wainscoting. Install ceramic tile to 4' AFF in staff toilet rooms.	2	END	L	Install approx. 300 SF ceramic tile up to 4' AFF as toilet room wall protection @ \$17.50 w/demo-tile backer bd-ceramic & tile base = \$5,250 + MU's						●	●			\$15,300

DISTRICT OFFICE & BAYSIDE LEARNING
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			SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Plumbing Fixtures	Floor mounted porcelain toilets. Porcelain sinks mounted in plastic laminate counter. Countertop is peeling, showing damage from moisture.	Replace laminate counters and sinks with wall mounted porcelain sink fixture	2	END	L	Replace (2) laminate counters and sinks with wall mounted porcelain sink fixtures @\$2,000 each w/demo-new wall hanger w/block & patch gyp, re-use rough-new sink & fitting + MU's = \$4,000 + MU's						●	●			\$11,652
Mechanical and Service Spaces																
Floor & Base Finish Materials	Mix of VCT, exposed concrete floor. VCT is in very poor shape.	Remove VCT flooring.	0	END	L	Remove 200 SF VCT flooring, leave as exposed concrete, \$2 sf w/demo-prep-reseal conc = \$400 + MU's						●	●			\$1,171
Other Spaces																
Attic (Roof Access)	The fourth floor (attic space) is currently only used for roof access. However the space was previously finished and clearly used for occupancy. Any effort to upgrade this floor would involve a total gut renovation of the entire floor. Floor, wall, and ceiling finishes are all in a state of disrepair. Stairs and doors are non compliant. Fixtures are broken, casework is destroyed. Exterior windows are boarded up.	Demo 2,500 SF, renovate entire floor. All new finishes, new stairs, doors, casework, fixtures, etc..	0	OB	L	Approx 2,500 sf @ \$150 intense gut-refinish-partitions-doors MEP to space, possible code upgrade to floor loading = \$375,000 + MU's	REVIEW WITH SCHOOL					●	●			\$1,092,348
Office spaces (2nd, 3rd floors)																
Floor & Base Finish Materials	Typically carpet with rubber base. Carpet is nearing the end of its useful life.	Replace carpet with new carpet tile within the next 10 years.	2	END	L	Approx. 41,500 SF existing carpet removal, replacement with carpet tile @ \$6 w/demo-prep-replace & new base = \$249,000 + MU						●	●			\$724,796
Ceiling Finish Materials	2x2 ACT. ACT is beginning to show its age, discolor, and sag.	Replace all 2x2 ACT tiles within the next 10 years.	2	END	L	Approx. 41,500 SF 2x2 ACT tile @ \$6 w/demo & new grid & tiles =\$249,000 + MU's						●	●			\$724,796
Total Years 11 - 15															\$2,946,547	

DISTRICT OFFICE & BAYSIDE LEARNING
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA										* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations																	
BUILDING EXTERIOR																	
Exterior Wall Cladding																	
Materials	Painted CMU, in good condition. Only isolated areas of chipping paint. Corrugated metal wall panel, surface fastened. Isolated areas of deteriorating paint, broken end closures. Precast concrete panels, isolated areas of cracking, particularly at outside corners. Mortar wearing away in locations. EIFS showing cracking at edges, deterioration at corners, and denting. Exposed structural concrete. Showing widespread staining and minor cracking. Parge coat deteriorating in many areas. Exterior wood paneling (alley side). Paint is wearing away. Exterior wood attic paneling is showing heavy staining. Painted brick, showing heavy staining, deteriorating paint. Brick chimney showing significant cracking.	Painted CMU - minor areas to touch up. Provide regular maintenance for metal panel. Repoint precast concrete panels. Patch areas of deteriorating EIFS and repaint. Patch cracking concrete, light pressure wash areas of staining. Re-parge concrete, and repaint. Refinish, repaint exterior wood paneling. Remove existing sections of cracking brick and mortar, and replace. Remove existing paint on brick, repaint.	2	ESL	L	Approx. 15 SF CMU painting @ \$2 filler coat = \$30 + MU's; Approx. 500 SF of repointing large 2' x 3' precast concrete panels @ \$3 sf = \$1,500 + MU's; Approx. 2,500 SF of patching, repainting EIFS @ \$5 sf = \$12,500 + MU's; Patch approx. 50 LF minor concrete cracking @ \$15 crack stich = \$750 + MU's; Light pressure wash and parge approx. 2,000 SF concrete, repaint all \$5 sf = \$10,000 + MU's; Refinish, repaint approx. 600 SF exterior wood paneling @ \$5 = \$3,000 + MU's; Remove and replace 50 SF of cracking brick, mortar and replace @ \$25 sf = \$1,250 + MU's; Remove and repaint 500 SF brick @ \$30 sf = \$1,500 + MU's = = = TOTALS \$30,530 + MU's											\$99,505
Windows																	
Sills	Concrete sills below alley-side windows, showing heavy staining. Painted aluminum sill	Light pressure wash concrete sills.			L	Light pressure wash approx 10 LF 6" concrete sill @ \$2 = \$20 + MU's											\$65
Lintels	Painted steel lintels. On alley side, lintels are showing heavy rusting, paint chipping away.	Remove existing lintels and 3 courses of brick above, replace with new lintel and brick.	2	END	L	Remove 14 LF existing lintel and 10 SF brick above. Provide new galvanized steel lintel properly flashed, new brick above. Assume 120 # galv lintel @ \$2 mtl + 14 hrs mason labor @ \$45 + 10 sf brick remove-replace @ \$30 = \$1,270 + MU's											\$4,147
Exterior Doors - Main Entrance																	
Frame Materials	School main entry - Painted aluminum thermally broken system, in fair condition. Bottom edge of aluminum system of abutting door 'sidelite' is broken. Office main entry - Aluminum thermally broken system, in good condition.	School main entry - Isolated repair of existing aluminum system. Remove and replace bottom and side mullion cover pieces and infill panel.	2	ESL	L	Remove and replace 5 LF existing aluminum system mullion covers and 4 SF infill panel, replace with new, allow \$500 + MU's											\$1,635
Exterior Doors (not including Main Entry)																	

DISTRICT OFFICE & BAYSIDE LEARNING
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Overhead or Coiling Doors	Overhead door at garage is in poor condition.	Replace overhead door.	2	END	L	Remove existing 8' x 10' overhead door, provide and install new door, assume elect op .. Allow \$2,250 + MU's OK						●	●			\$7,341
Fascia, Trim, Soffits & Overhangs																
Materials	Overhang at school main entry. Wood construction, paint is chipping and peeling away.	Refinish wood, repaint overhang.	2	END	L	Refinish, repaint approx. 175 SF wood overhang @ \$5 = \$875 + MU's						●	●			\$2,858
Sealants & Expansion Joints																
Window / Door Perimeter Sealant	Sealants around door and window perimeters are aged and cracking. In some locations, peeling away entirely.	Remove and replace existing sealant.	2	END	L	Approx. 1,800 LF sealant removal, replacement @ \$3.50 If rout & replace = \$6,300 + MU's						●	●			\$20,540
Building Joint Sealant	Sealants between materials transitions, corners, and around foundation are aged and cracking. In some locations, peeling away entirely.	Remove and replace existing sealant.	2	END	L	Approx. 1,500 LF building sealant removal, replacement @ \$5 w/backer rod required = \$7,500 + MU's						●	●			\$24,448
Roof Assembly & Flashing																
Material, Type, Color	TPO, white.	Budget for replacement at end of service life	3	ESL	L	22,388 SF						●	●			\$875,570
Roof Drains (Covers)	Multiple roof drain covers are either damaged, missing, or clogged.	Replace and clean all roof drain covers.	1	ESL	L	Replace and clear approx. 5 roof drains, roof drain covers, allow \$150 ea = \$750 + MU's						●	●			\$2,447
Roof Ponding	Multiple roof locations where TPO membrane is bubbling up, causing roof ponding in numerous locations. Roof substrate is crunching. Roof mechanical pads to not have crickets at edges, so some ponding is occurring at roof mechanical equipment platforms.	More extensive roofing investigation required. Likely TPO will need to be removed in multiple locations to examine the subsurface. Likely replacement/reinstallation of tapered insulation. Remove TPO membrane around roof mechanical equipment where ponding is occurring, install tapered insulation crickets at edges.	2	END	L	Approx. 3,500 SF roof needs further investigation, removal of TPO membrane and likely removal/reinstallation of tapered installation, roof crickets, allow \$10 sf demo-replace membrane w/tapers & flashing = \$35,000 + MU's						●	●			\$114,068
Gutters and Downspouts																
Splash Block or Tied to Storm Drainage	No splash block at gutter termination.	Provide splash block at gutter termination	0	OB	L	Install (1) splashblock on roof at gutter termination, \$250 + MU's						●	●			\$823
Exterior Stairs and Ladders																
Locations and Materials	Exterior roof ladder to high roof. Ladder is old, rusted, and not safe.	Remove existing rusty roof ladder, replace with new.	1	END	L	Remove existing ladder, replace with new 14' roof ladder, \$1,200 w/demo + MU's						●	●			\$3,920

DISTRICT OFFICE & BAYSIDE LEARNING
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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			SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Locations and Materials	Exterior metal roof stair is old, rusted, and not safe.	Remove existing metal roof stair unit. Replace with new.	1	END	L	Remove existing metal roof stair unit. Replace with new stair unit. New stair to have 5 risers, 4' x 5' top landing, compliant railings and guardrail, \$5,500 w/demo + MU's						●	●			\$17,930
Locations and Materials	Dilapidated metal roof egress stair attached to alley side of building.	Remove metal egress stair.	0	OB	L	Remove dilapidated metal roof egress stair on side of building, \$650 demo only + MU's						●	●			\$2,122

Total Years 16 -20	\$1,177,419
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Capital Plan Detailed Scope of Work

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LEGEND		
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA										* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations																	
SITE																	
Parking																	
Paving Materials	Bituminous - Good, small areas of failed paving	Repair paving as necessary	2	ESL	S	(5800 SF), shim gravel and patch 3" thickness 5800S.F. @\$1.50								●			\$16,320
Number of Spaces (Regular & ADA)	26 total spaces including (1 ADA - non-compliant)	Should be 2 ADA spaces given total number of spaces, repaint ADA spaces with compliant aisle dimensions.	1	ESL	S	2 ea ADA spaces @ \$125 ea + \$350 ADA sign ea space = \$1,200 + MU's		●		●							\$2,256
Parking Striping Condition	Faded - Good	Repaint parking.	2	END	S	520 lf striping @ \$1.50 = \$780 + MU's								●			\$1,465
Fencing																	
Locations & Materials	Chain link with Security wire.	Restore at pond.	2	ESL	S	(55 LF) 55lf @\$50		●									\$5,161
Exterior Building Signage																	
Location and Materials	Sign from previous owner.	Remove/replace sign	0	OB	S	1 @\$1000								●			\$1,247
STRUCTURAL																	
First Floor Construction	Main floor slab-on-grade; forklifts in use; some embedded wood in slab and joints without joint fillers	Rout and re-fill joints to limit damage from hard wheel forklift traffic.	1	END (joints only)	S	2,000 LF Joints route and fill with semi rigid joint filler, \$4 lf to rout & refill \$8,000 + MU's							●	●			\$15,008
Second Floor Construction	Several storage mezzanines (wood frame). Live load capacities of mezzanines unknown.	Perform engineering analysis and post mezzanine live load capacities	3	ESL	S	Budget \$2,800 for analysis							●	●			\$5,254
Exterior Wall Construction	A. Masonry belt adjacent to main entry has missing mortar and could use repoint.	Repoint existing joints	2	ESL	S	300 LF repointing, \$7.50 sf repoint = \$2,250 + MU's							●	●			\$4,226
Additional Observation	Entry stairs with cracking and spalling on walking surfaces and knee walls; repair to eliminate tripping hazards	Patch repair spalls, rout and seal cracks	2	ESL	S	15 lf spalls, \$10 sf infill & blend = \$150 + MU's; 30 lf cracks, \$5 lf rout out and repair = \$150 + MU's ... = TOTALS \$300 + MU's							●	●			\$567
Additional Observation	Temporary Canopy at rear of building appears unstable and will likely take significant sliding/drifted snow from high roof.	Remove temporary canopy	1	ND (joints onl	S	Size unclear, allow \$1,000 + MU's; foundation removal excluded (unknown)							●	●			\$1,876
SECURITY																	
Intrusion Alarm System	ADT Residential-grade security alarm control panel	Provide commercial grade security alarm panels integrated with the district-wide network.	2	ESL	S	Assume door contacts on 16 openings and 10 motion detectors	●										\$29,293
Security Camera System	N/A	Provide web-based security camera system			S	Assume 16 cameras	●										\$17,950

Total Years 1 - 5	\$100,621
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LEGEND		
<u>Condition Level</u> 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	<u>Life Cycle (Age Factor)</u> N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	<u>Action Priority</u> I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA										* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations																	
MECHANICAL																	
Air Handling Unit Systems	Administration AHU (4 years service life left)---Lack of fresh air (OA).	Replace Admin AHU with 5 ton split DX, gas heat with OA ventilation....replace ductwork (2,000 SF)	2	END	L	Replace AHU with ductwork \$/SF + MU's							●	●			\$124,240
Terminal Unit Systems	Gas fired unit heaters	Replace with new horizontal condensing gas fired Uhs (Figure 10 @ 120 MBH)	1	END	L	(10) heaters w/gas piping + MU's							●	●			\$186,360
Exhaust Systems	No central exhaust for toilets	Install (1) 500 CFM rooftop fan	1	OB	L	(1) EF ductwork + MU's							●	●			\$15,530
Automatic Temperature Controls	Limited to T stats for Uhs and AHU -- MUA has DDC	Add DDC for AHU and EF (25 DDC points)	2	OB	L	DDC upgrade \$/SF + MU's							●	●			\$69,885
ELECTRICAL																	
Service	Underground Primary from overhead utility lines to utility-owned padmount transformer. Underground secondary from transformer to main circuit breaker of Panelboard MDP.	Service entrance and equipment will need to be replaced in approximately 20 years	3	ESL	L	Carry complete replacement for 800A 480/277V 3-phase service							●	●			\$86,036
Wiring	(2) 5" primary conduits. Service entrance to building appears to be (2) 4" conduits.		3	ESL	L								●	●			
Equipment	1998 vintage Cutler Hammer Main Distribution Panelboard (MDP). One circuit breaker is marked "spare and six others are currently in the off position, but are marked to indicate that they feed utilization equipment such as aeration blowers and chillers. We suspect that some of these circuit breakers are actually unused.	As a maintenance item, the MDP circuit breaker identification should be updated to reflect only current equipment.	2	ESL	L	Carry \$1,000 + MU's							●	●			\$2,337
Panels	Branch-circuit panels are generally a mix of late 1990's vintage Cutler Hammer panelboards and 2013 vintage Square D panelboards. There is a loadcenter in the electric room that appears to be abandoned, as well as an abandoned 75-kVA transformer in the electric room that appears to have once fed a chiller that has been removed.	Remove abandoned equipment and associated wiring as a maintenance item. Approximately 60% of panels will need to be replaced within 20 years.	2	ESL	L	Carry 60% of value for complete power distribution system replacement for 21,180 sf							●	●			\$79,514
Site Lighting (type & material)	Shoebox style pole mounted fixtures utilizing High-pressure sodium lamps.	Update site lighting to LED fixtures that utilize full cutoff optics	2	END	L	Carry 3 pole lights							●	●			\$41,931
Exterior Building Lighting	Mixture of LED and metal halide wall packs	Update building mounted lighting to LED fixtures as metal halide units fail	2	END	L	Carry (5) wall packs							●	●			\$6,989
Interior Lighting																	
Process Areas	Mix of recessed food service grade lens troffers and Surface and pendant mounted 8' linear vaportight fixtures with T8 fluorescent lamps.		3	ESL	L	Carry complete interior lighting replacement for 21,180 sf							●	●			\$420,708
Offices	Mostly recessed fixtures parabolic lenses and T8 fluorescent lamps. Some incandescent downlights in entrance lobby. T12 lamps were noted in break room.	Update to modern LED luminaires with high-performance optics.	2	END	L								●	●			
Corridors	Surface and pendant mounted 8' linear vaportight fixtures with T8 fluorescent lamps.	Update to modern LED luminaires with high-performance optics.	3	ESL	L								●	●			

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

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Toilets	Fluorescent with T8 lamps	Update to modern LED luminaires with high-frequency electronic ballasts.	3	ESL	L							●	●			
Mech/Storage	Fluorescent with T8 lamps in mechanical rooms. Receiving and warehouse areas have been updated to LED with occupancy sensors.	Update areas with fluorescent luminaires to LED.	3	ESL	L							●	●			
Data System (& Service)	Building is not equipped with fiber optic connectivity from the utility. Data rack is open type in a shared location.	Provide enclosed cabinet to house data equipment.	2	ESL	L	Carry complete telecommunications infrastructure for 21,180sf						●	●			\$49,503
Total Years 6 - 10															\$1,083,033	

LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA										* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations																	
BUILDING INTERIOR																	
General Notes																	
Interior Walls	Painted CMU and GWB	Recommend repaint all CMU and GWB Walls	2	ESL	L	Base on (1) story at 21,180 SF footprint; \$2 sf floor area prep & repaint = \$42,360 + MU's						●	●			\$123,398	
Main Entrance																	
Wall Finish Materials	Painted GWB and fiberglass wall panels	Repaint walls	2	ESL	L	80 SF @ \$1.50 sf prep & repaint + MU's						●	●			\$348	
Door Hardware	Stainless steel, non-ADA compliant exterior pull hardware	Replace exterior door pull hardware	2	OB	L	(1) pair of door pulls @ \$150 ea x 2 = \$300 + MU's				●						\$881	
Main Lobby / Reception																	
Wall Finish Materials	Painted GWB	Repaint walls	2	ESL	L	200 SF @ \$1.50 prep & repaint + MU's						●	●			\$1,026	
Interior Signage																	
Materials	None	Provide ADA compliant signage	-	-	L	25 Signs @ \$75 ea + MU's				●						\$5,468	
Locker Room																	
Ceiling Finish Materials	2x4 ACT - numerous stained tiles	Replace ACT ceiling	1	END	L	150 SF tiles & grid; \$4.25 per sf demo & replace + MU's						●	●			\$1,858	
Lockers	Painted metal vented lockers - worn	Replace lockers with vented solid plastic lockers	1	END	L	(20) full height 6" wide lockers; \$275 ea locker demo & replace = \$5,500 + MU's						●	●			\$16,026	
Door Material (Including Frame & Glazing)	Hollow metal frame and wood veneer doors - corrosion at bottom of frames and door leafs are worn	Repaint frames and replace wood veneer doors	1	END	L	(2) doors; \$125 grind & repaint frame + \$300 new door leaf & reinstall hdwr & \$50 paint door leaf = \$475 x 2 door = \$950 + MU's						●	●			\$2,768	
Staff Room																	
Door Material (Including Frame & Glazing)	Hollow metal frame and wood veneer doors - corrosion at bottom of frames and door leafs are worn	Repaint frames and replace wood veneer doors	1	END	L	(2) doors; \$125 grind & repaint frame + \$300 new door leaf & reinstall hdwr & \$50 paint door leaf = \$475 x 2 doors = \$950 +						●	●			\$2,768	
Administration Office Area																	
Door Material (Including Frame & Glazing)	Painted hollow metal frames and mix of hollow metal and wood veneer doors	Repaint frames and doors	2	ESL	L	(4) frames, (2) doors; \$75 prep & repaint door leaf & \$75 prep & repaint frame = \$450 + MU's						●	●			\$1,316	
Staff Toilets																	
Floor & Base Finish Materials	VCT flooring and rubber base - both are stained and worn	Replace VCT flooring and rubber base	1	END	L	300 SF, \$5 demo-prep-new floor & base = \$1,500 + MU's						●	●			\$4,374	
Toilet Partitions	Painted metal toilet partitions in poor condition and corrosion	Replace toilet partitions with solid plastic toilet compartments	1	END	L	(4) stalls @ \$1,250 demo & replace = \$5,000 + MU's; (2) ADA stalls @ \$1,500 demo & replace = \$3,000 + MU's						●	●			\$23,303	

CENTRAL KITCHEN
Capital Plan Detailed Scope of Work

LEGEND		
Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

** Note:
All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.*

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	
Accessories	Accessible toilet compartments missing grab bars	Provide ADA grab bars	1	OB	L	(2) ADA Stalls @ \$400 set w/new wall blocking & patch = \$800 + MU's				●						\$2,332
Receiving																
Wall Finish Materials	Painted GWB - areas of holes and damage	Patch holes in walls and repaint	2	ESL	L	120 SF@ \$10 sf = \$1,200 + MU's, no new blocking behind damage provided						●	●			\$3,503
Wall Finish Materials	Fiberglass wall panels - some damaged panels	Replace damaged fiberglass wall panels	2	ESL	L	150 SF @ \$17.50 sf demo & replace + MU's						●	●			\$7,645
Storage Rooms																
Floor Finish Materials	Mix of sealed and unsealed concrete floors	Seal all concrete floors	2	ESL	L	6,000 SF @ \$2 sf includes light shot blast to clean + MU's						●	●			\$34,955
Staging Area																
Floor Finish Materials	Epoxy flooring and base in fair condition	Recoat epoxy flooring and base	2	END	L	600 SF @ \$12 sf to clean & recoat + MU's						●	●			\$20,981
Wall Finish Materials	Fiberglass wall panels - some areas of wear	Replace worn out fiberglass wall panels	2	END	L	150 SF @ \$17.50 sf demo & replace + MU's						●	●			\$7,645
Door Material (Including Frame & Glazing)	Hollow metal doors and frames - paint is worn	Repaint doors and frames	2	ESL	L	(2) pairs of doors, 3070 assumed, \$150 prep & repaint 3070 + MU's						●	●			\$881
Wash Area																
Floor Finish Materials	Epoxy flooring and base in fair condition	Recoat epoxy flooring and base	2	ESL	L	1,100 SF @ \$12 sf clean & recoat + MU's						●	●			\$38,458
Prep Areas																
Floor Finish Materials	Epoxy flooring and base in fair condition	Recoat epoxy flooring and base	2	ESL	L	3,000 SF @ \$12 sf clean & recoat + MU's						●	●			\$104,865
Service Corridor and Hose Wash Area																
Floor Finish Materials	Epoxy flooring and base in fair condition	Recoat epoxy flooring and base	2	ESL	L	500 SF @ \$12 sf clean & recoat + MU's						●	●			\$17,478
Wall Finish Materials	Fiberglass wall panels - some damage with holes	Replace damaged fiberglass wall panels	2	ESL	L	250 SF @ \$17.50 sf demo & replace + MU's						●	●			\$12,745
Other	Corrosion on (1) exposed steel column	Remove corrosion from column, prime, and repaint	2	ESL	L	40 SF @ \$10 sf scrape-prep-repaint = \$400 + MU's						●	●			\$1,171
Walk-in Cooler and Freezer																
Floor & Base Finish Materials	Sealed concrete floor - fair condition, stained	Reseal concrete floors	2	ESL	L	2,600 SF @ \$2 includes light shotblast & seal + MU's						●	●			\$15,155
Door Material (Including Frame & Glazing)	Plastic doors with painted stl angle frame - some corrosion on frame	Prep and repaint steel angle door frame	2	ESL	L	40 LF assumes 12" total width @ \$10 sf scrape-pre-repaint + MU's						●	●			\$1,171
Total Years 11 - 15																\$452,520

CENTRAL KITCHEN
Capital Plan Detailed Scope of Work

LEGEND		
<u>Condition Level</u> 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	<u>Life Cycle (Age Factor)</u> N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	<u>Action Priority</u> I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

* Note:
All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA										* OPINION OF PROBABLE COST
			COND. LEVEL	LIFE CYCLE	ACTION PRIORITY		SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		
Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations																	
																\$0	
BUILDING EXTERIOR																	
Exterior Wall Cladding																	
Spalling, Staining, Efflorescence	Areas of mildew on north elevation	Power wash clean north elevation	2	ESL	L	8,500 SF @ 1.50 per sf = \$12,750 + MU's						●	●			\$19,190	
Exterior Doors - Main Entrance																	
Frame Materials	Painted hollow metal door and frame - some corrosion noted on door and frame	Remove corrosion and repaint door and frame	2	ESL	L	(1) pair of doors and frame @ \$250 per 3070 remove hdwr & scrape-grind & paint = \$500 + MU's						●	●			\$755	
Exterior Doors (not including Main Entry)																	
Materials	Painted hollow metal doors and frames - paint is worn	Repaint exterior doors and frames	2	ESL	L	(11) doors and frames @ \$150 per 3070 prep & repaint = \$1,650 + MU's						●	●			\$2,485	
Sealants & Expansion Joints																	
Window / Door Perimeter Sealant	Material unknown. Joint sealant is in good condition.	At end of service life, remove and replace all sealants	3	ESL	L	500 LF @ \$3.50 per lf remove & recaulk = \$1,750 + MU's						●	●			\$2,635	
Exterior Stairs and Ladders																	
Locations and Materials	Exterior metal handrails/guardrails are corroded	Remove corrosion, prime, and repaint handrails/guardrails	2	ESL	L	50 LF assumes single line wall rail @ \$10 lf prep & repaint = \$500 + MU's						●	●			\$755	
Other Observations																	
Shed	There is a dilapidated wood shed with cooking grill on the north side of the building; presence of the shed is causing mildew on adjacent metal wall panels	Remove shed in its entirety	1	OB	L	No foundation removal included; allowance of \$750 demo & disposal + MU's						●	●			\$1,130	
ELECTRICAL																	
Life Safety																	
Fire Alarm	2013 vintage Siemens FC901 control panel. System complies with ADA and current codes and standards.	Fire alarm system will need to be replaced within 20 years	3	ESL	L	Carry complete system replacement for 21,180 sf		●	●							\$39,900	
Emergency Lighting	Emergnecy battery units with integral and remote heads. Many units utilize LED heads, but some older units that are original to the building remain. There is no emergency lighting at the exterior of exits.	Replace older units as they fail. Provide outdoor emergency lighting at building exits.	2	ESL	L	Carry \$9,000 + MU's		●	●							\$13,545	
															Total Years 16 -20	\$80,395	

GENERAL DISTRICT ITEMS
Capital Plan Detailed Scope of Work

LEGEND		
<u>Condition Level</u> 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New	<u>Life Cycle (Age Factor)</u> N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life OB - Obsolete	<u>Action Priority</u> I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

* Note:
All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

			SEE LEGEND				EVALUATION CRITERIA									
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATING EFFICIENCY	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	* OPINION OF PROBABLE COST

Year 0 (Fiscal Year 2017) - Immediate Recommendations

																	\$0
																	\$0

Total Year 0 \$0

Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations

Equipment - Administration																	
District Phone System	From PPS SIP (Fiscal Year 2018)	District Phone System			S	Budget from PPS CIP (2018)											\$225,000
High School Devices	From PPS SIP (Fiscal Year 2018)	High School Devices			S	Budget from PPS CIP (2018)											\$890,000
High School Devices	From PPS SIP (Fiscal Year 2019)	High School Devices			S	Budget from PPS CIP (2019)											\$890,000
Network Switches	From PPS SIP (Fiscal Year 2019)	Network Switches			S	Budget from PPS CIP (2019)											\$55,000
Elementary School Devices	From PPS SIP (Fiscal Year 2020)	Elementary School Devices			S	Budget from PPS CIP (2020)											\$100,000
Network Switches	From PPS SIP (Fiscal Year 2020)	Network Switches			S	Budget from PPS CIP (2020)											\$100,000
High School Devices	From PPS SIP (Fiscal Year 2020)	High School Devices			S	Budget from PPS CIP (2020)											\$890,000
High School Devices	From PPS SIP (Fiscal Year 2021)	High School Devices			S	Budget from PPS CIP (2021)											\$890,000
Elementary School Devices	From PPS SIP (Fiscal Year 2021)	Elementary School Devices			S	Budget from PPS CIP (2021)											\$100,000
Network Switches	From PPS SIP (Fiscal Year 2021)	Network Switches			S	Budget from PPS CIP (2021)											\$100,000
Elementary School Devices	From PPS SIP (Fiscal Year 2022)	Elementary School Devices			S	Budget from PPS CIP (2022)											\$55,000
Network Switches	From PPS SIP (Fiscal Year 2022)	Network Switches			S	Budget from PPS CIP (2022)											\$65,000
Facilities - School HVAC																	
Energy Management Control Upgrades	From PPS SIP (Fiscal Year 2018)	Energy Management Control Upgrades			S	Budget from PPS CIP (2018)											\$50,000
Facilities - School Maintenance																	
Engineering for Roofs	From PPS SIP (Fiscal Year 2018)	Engineering for Roofs			S	Budget from PPS CIP (2018)											\$40,000
Pave Multiple School Campuses	From PPS SIP (Fiscal Year 2018)	Pave Multiple School Campuses			S	Budget from PPS CIP (2018)											\$500,000
Major Capital School Construction	From PPS SIP (Fiscal Year 2018)	Major Capital School Construction			S	Budget from PPS CIP (2018)											\$40,000
Pave Multiple School Campuses	From PPS SIP (Fiscal Year 2019)	Pave Multiple School Campuses			S	Budget from PPS CIP (2019)											\$250,000
Pave Multiple School Campuses	From PPS SIP (Fiscal Year 2020)	Pave Multiple School Campuses			S	Budget from PPS CIP (2020)											\$250,000
Engineering for Roofs	From PPS SIP (Fiscal Year 2021)	Engineering for Roofs			S	Budget from PPS CIP (2021)											\$25,000
Vehicles - Transportation																	
Replacement School Bus	From PPS SIP (Fiscal Year 2018)	Replacement School Bus			S	Budget from PPS CIP (2018)											\$164,000
Replacement School Bus	From PPS SIP (Fiscal Year 2019)	Replacement School Bus			S	Budget from PPS CIP (2019)											\$150,000
Replacement School Bus	From PPS SIP (Fiscal Year 2022)	Replacement School Bus				Budget from PPS CIP (2022)											\$508,065

Total Years 1 - 5 \$6,337,065

Years 6 - 10 (Fiscal Years 2023 - 2027) - Short Term Recommendations

																	\$0
																	\$0

Total Years 6 - 10 \$0

Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations

																	\$0
																	\$0

Total Years 11 - 15 \$0

GENERAL DISTRICT ITEMS

Capital Plan Detailed Scope of Work

LEGEND		
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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	SEE LEGEND			QUANTITY INFO	EVALUATION CRITERIA									* OPINION OF PROBABLE COST
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Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations																
																\$0
																\$0

Total Years 16 - 20	\$0
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Public Comment - Orders 146 & 147 - 24/25: Failure to File Notice & No Debt Issuance Since Last CIP Approval

George Rheault via portlandmaine.gov

Attachments

Sun, Apr 13, 12:00 PM (23 hours ago)

to Public

See Failure to File Notice. Very sloppy (both the failure to file as well as the incorrect date of the notice itself).

Also, why did the Finance Committee not bother to get briefed on why NONE of the debt authorized in the spring of 2024 has been issued yet?

It is all well for the City Manager to be somewhat coy about market timing and the specific dates of anticipated debt issuances, BUT the City Council should be getting regular updates about general timing.

The main question though is HOW DID THE CITY PAY FOR CAPITAL PROJECTS WITHOUT ISSUING NEW DEBT SINCE 2023?

CITY OF PORTLAND, MAINE FAILURE TO FILE NOTICE

Pursuant to its Continuing Disclosure Agreements, the City of Portland is filing a *Failure to File Notice* for failing to file annual financial information and certain operating data for the fiscal years ending June 30, 2021, 2022, 2023 and 2024.

The City has filed its annual comprehensive financial report and selected operating data for the fiscal years June 30, 2021, 2022, 2023 and 2024 on a timely basis; however, due to technical issues those filings were not linked to all applicable CUSIP's; specifically, those CUSIPs associated with general obligation bonds issued in 2021, 2022 and 2023.

The City has made corrective filings as of April 11, 2025 which provide the complete financial and operating data required for the annual disclosure filing for each of the above-referenced fiscal years.

Filed on: April 21, 2025

MEMORANDUM
City Council Agenda Item

FROM: Kevin Kraft, Director
DATE: March 18, 2025
SUBJECT: Order 150-24/25 Accepting and Appropriating a \$50,000 Grant from the State of Maine's Housing Opportunity Program for Housing Policy Evaluation Study - Sponsored by Danielle P. West, City Manager

SPONSOR: City Manager
(If sponsored by a Council committee, include the date the committee met and the results of the vote.)

COUNCIL MEETING DATE ACTION IS REQUESTED:
1st Reading 3/17/2025

Final
Action 4/14/2025

Can action be taken at a later date: Yes If action cannot be taken at a later date, please explain why. Do NOT write yes or no; that will be automatically generated by the checkbox.

Does this item involve a new contract with the City: Yes. The contract is under review by Corporation Counsel as of 2/26/2025

PRESENTATION: Planning & Urban Development Director, Kevin Kraft will be present to answer any questions

I. SUMMARY

The Department of Planning & Urban Development is requesting City Council approval to accept and appropriate a \$50,000 Housing Opportunity Program Grant from the State of Maine to assess the impact of Portland's existing housing policies, with a particular focus on Inclusionary Zoning.

II. AGENDA DESCRIPTION

In early 2025, the Planning & Urban Development Department was awarded a \$50,000 grant from the State of Maine's Housing Opportunity Program. This funding will support an evaluation of existing housing policies, with a particular focus on Portland's inclusionary zoning ordinance. The study will analyze trends in housing production, regulatory factors that may influence those trends, and opportunities to enhance the effectiveness of the city's housing policies within the local market. The Department is seeking City Council approval to accept and appropriate the grant funding to initiate this work.

This item must be read on two separate days. It received its first reading on March 17. Five affirmative votes are required for passage after public comment.

III. BACKGROUND

The City of Portland implemented an Inclusionary Zoning ordinance in 2015, requiring residential projects with 10 or more dwelling units to either include affordable units or pay an in-lieu fee to the Jill C. Duson Housing Trust Fund. This policy aimed to leverage the private market to support affordable housing creation. In 2020, a citizen referendum introduced changes to the ordinance, increasing the required percentage of affordable units from 10% to 25% and deepening affordability requirements. Rental units, previously restricted to households earning up to 100% of the area median income (AMI), were adjusted to 80% AMI, while ownership units shifted from 120% to 80% AMI. The Planning & Urban Development Department will use the grant funding to engage a consultant to assess the Inclusionary Zoning ordinance from its inception to the present. This

evaluation will analyze both qualitative and quantitative data to better understand how the policy has influenced Portland's housing market.

IV. INTENDED RESULT AND/OR COUNCIL GOAL ADDRESSED

This grant will support work that aligns directly with the City's goals. Among its 2025 priorities, the City Council has identified "working to implement solutions to the housing crisis, including building more working-class housing." Additionally, housing production is a key objective of the City's comprehensive plan, *Portland's Plan 2030*. This study aims to provide a deeper understanding of how the Inclusionary Zoning policy has shaped Portland's housing market over the past decade.

V. FINANCIAL IMPACT

The \$50,000 in grant funding will be augmented with \$15,000 from the Department of Planning & Urban Development's FY25 operating budget, which has been set aside for the purposes of contractual services.

VI. STAFF ANALYSIS AND BACKGROUND

N/A

VII. RECOMMENDATION

Staff recommends accepting and appropriating the funds.

VIII. LIST ATTACHMENTS

1. City of Portland Service Contract _11.13.2024 RFA 202312254
2. Order - Accepting and Appropriating a 50k Housing Opportunity Program Municipal Grant Award
3. Public Comment - Order 150

Prepared by:

Kevin Kraft, Director

Date: 03/18/2025



SERVICE CONTRACT

DATE: 2/20/2025	CONTRACT AMOUNT: \$50,000
ADVANTAGE CONTRACT #:	
DEPARTMENT AGREEMENT #:	
START DATE: 1/1/2025	END DATE: 12/30/2026

This Contract is between the following State of Maine Department and Provider:

STATE OF MAINE DEPARTMENT		
DEPARTMENT NAME: Economic and Community Development		
ADDRESS: 59 State House Station		
CITY: Augusta	STATE: ME	ZIP CODE: 04333
PROVIDER		
PROVIDER NAME: City of Portland		
ADDRESS: 389 Congress Street		
CITY: Portland	STATE: ME	ZIP CODE: 04101
PROVIDER'S VENDOR CUSTOMER #: VC1000073534		

Each signatory below represents that the person has the requisite authority to enter into this Contract.

Department Representative:

Provider Representative:

BY: **Denise Garland, Deputy Commissioner**
Date

BY: **Danielle West, City Manager**
Date

The contract is fully executed when all parties sign and funds have been encumbered. Upon final approval by the Office of State Procurement Services, a case details page will be made part of this contract.

DEPARTMENT AND PROVIDER POINT OF CONTACT

CONTRACT ADMINISTRATOR: The following person is designated as the Contract Administrator on behalf of the Department for this Contract. All financial reports, invoices, correspondence and related submissions from the Provider as outlined in Rider A, Reports, shall be submitted to:

NAME: Benjamin Averill		
EMAIL: Benjamin.Averill@maine.gov	TELEPHONE: 207-441-9831	
ADDRESS: 59 State House Station		
CITY: Augusta	STATE: ME	ZIP CODE: 04333

PROGRAM ADMINISTRATOR: (Program Administrator section is optional.)

The following person is designated as the Program Administrator. This person will be able to respond to routine questions pertaining to the Contract; they will not be able to alter the scope of the Contract.

NAME:		
EMAIL:	TELEPHONE:	
ADDRESS:		
CITY:	STATE:	ZIP CODE:

PROVIDER CONTACT: The following person is designated as the Contact Person on behalf of the Provider for this Contract. All contractual correspondence from the Department shall be submitted to:

NAME: Nell Donaldson		
EMAIL: hcd@portlandmaine.gov	TELEPHONE: 207-874-8719	
ADDRESS: 389 Congress Street		
CITY: Portland	STATE: Maine	ZIP CODE: 04101

TABLE OF RIDERS

The following riders are hereby incorporated into this Contract and made part of it by reference. <i>(Riders A, B, and G are required. Check all others that apply.)</i>	
☒	Funding Rider
☒	Rider A – Scope of Work
☒	Rider B – Terms and Conditions
☒	Rider G – Identification of Country in Which Contracted Work will be Performed

FUNDING RIDER

Internal Purposes Only

CODING: (Departments - Attach separate sheet as needed for additional coding.)

LINE TOTAL	FUND	DEPT	UNIT	SUB UNI T	OBJ	PROGRAM	PROGRAM PERIOD	APPR FUNDING	FISCAL YEAR
\$ 50,000	010	19A	Z336	01	6401		2025		2025

FUNDING TOTAL: \$ 50,000

The sources of funds and compliance requirements for this Contract follow:

State General Fund \$ 50,000
Dedicated/Special Revenue \$
Federal Funds \$

RIDER A: SCOPE OF WORK

TABLE OF CONTENTS

- I. Acronyms
- II. Introduction/Overview
- III. Deliverables
- IV. Performance Measures
- V. Reports

I. ACRONYMS/DEFINITIONS:

The following terms and acronyms shall have the meaning indicated below as referenced in this Contract:

COMMONLY KNOWN ACRONYMS AND DEPARTMENT ABBREVIATIONS	
BAA	Business Associate Agreement
Contract	Formal and legal binding agreement
Department	State of Maine Department Entering into this Contract
Provider	City of Portland
State	State of Maine

II. INTRODUCTION/OVERVIEW:

The purpose of this Contract is to provide funding as a result of RFA#202312254 to municipalities for community housing planning and implementation services to support the creation of housing development plans, including municipal ordinances, and policy amendments to support those plans.

The Provider shall engage in a study to evaluate existing housing policies and recommend additional policy actions to facilitate housing development.

III. DELIVERABLES:

The Provider shall perform all services and maintain all standards and requirements for services provided under this Contract in accordance with the below:

Pursuant to the RFA requirements, the Provider shall submit semiannual updates and project deliverables with the first update due within six months of the date of this contract. Invoices for payment should identify matching funds provided by the municipality. Total matching funds, including in-kind costs, of \$15,000 is agreed to by the Provider.

The Provider further agrees to submit such other data and reports as may be requested by the Contract Administrator. The Provider shall submit all data and reports to the Contract Administrator listed in section “DEPARTMENT AND PROVIDER POINTS OF CONTACT” of this Contract.

RIDER B: TERMS AND CONDITIONS

1. **INVOICES AND PAYMENT**. Department will pay the Provider as follows: Payment terms are net 30 days from the date the State receives an error-free invoice with all necessary and complete supporting documents.

All invoices must include the following:
 - A. Advantage Contract numbers for this contract.
 - B. Vendor Code number assigned when registering as a vendor with the State of Maine. This number appears on all Contracts and Purchase Orders and can be acquired from the agency contact.
 - C. Itemizing all work performed during the invoice period, including the dates of service, rates of pay, hours of work performed, and any other information and/or documentation appropriate and sufficient to substantiate the amount invoiced for payment by the State.
 - D. In cases where hourly rates of contracted resources are concerned, invoices must contain a copy or copies of time sheets associated with that invoice. Time sheets will need to be reviewed and approved by the State's contract administrator.

2. **BENEFITS AND DEDUCTIONS**. If the Provider is an individual, the Provider understands and agrees that they are an independent contractor for whom no Federal or State Income Tax will be deducted by the Department, and for whom no retirement benefits, survivor benefit insurance, group life insurance, vacation and sick leave, and similar benefits available to State employees will accrue. The Provider further understands that annual information returns, as required by the Internal Revenue Code or State of Maine Income Tax Law, will be filed by the State Controller with the Internal Revenue Service and the State of Maine Bureau of Revenue Services, copies of which will be furnished to the Provider for their Income Tax records.

3. **INDEPENDENT CAPACITY**. In the performance of this Contract, the parties hereto agree that the Provider, and any agents and employees of the Provider, shall act in the capacity of an independent contractor and not as officers or employees or agents of the State.

4. **DEPARTMENT'S REPRESENTATIVE**. The Contract Administrator shall be the Department's representative during the period of this Contract. The Contract Administrator has authority to curtail services if necessary to ensure proper execution. They shall certify to the Department when payments under the Contract are due and the amounts to be paid. They shall make decisions on all claims of the Provider, subject to the approval of the Commissioner of the Department.

5. **CHANGES IN THE WORK**. The Department may order changes in the work, the Contract Amount being adjusted accordingly. Any monetary adjustment or any substantive change in the work shall be in the form of an amendment, signed by both parties and approved by the State Procurement Review Committee. Said amendment must be effective prior to the execution of the changed work.

6. **SUB-CONTRACTORS.** The Provider may not enter into any subcontract for the work to be performed under this Contract without the express written consent of the Department. This provision shall not apply to contracts of employment between the Provider and its employees.

The Provider is solely responsible for the performance of work under this Contract. The approval of the Department for the Provider to subcontract for work under this Contract shall not relieve the Provider in any way of its responsibility for performance of the work.

All Subcontractors shall be bound by the terms and conditions set forth in this Contract. The Provider shall give the State immediate notice in writing of any legal action or suit filed, and prompt notice of any claim made against the Provider by any Subcontractor, which may result in litigation related in any way to this Contract, or which may affect the performance of duties under this Contract.

7. **SUBLETTING, ASSIGNMENT OR TRANSFER.** The Provider shall not sublet, sell, transfer, assign or otherwise dispose of this Contract or any portion thereof, or of its right, title or interest therein, without the written request and written approval from the Department. Such approval shall not in any case relieve the Provider of its responsibility for performance of work or liability under this Contract.

8. **EQUAL EMPLOYMENT OPPORTUNITY.** During the performance of this Contract, the Provider certifies as follows:

- A. The Provider shall not discriminate against any employee or applicant for employment relating to this Contract because of race, color, religious creed, sex, national origin, familial status, ancestry, age, physical or mental disability, sexual orientation, or gender identity, unless related to a bona fide occupational qualification.

Such action shall include but not be limited to the following: employment, upgrading, demotions, or transfers; recruitment or recruitment advertising; layoffs or terminations; rates of pay or other forms of compensation; and selection for training including apprenticeship. The Provider agrees to post in conspicuous places available to employees and applicants for employment notices setting forth the provisions of this nondiscrimination clause.

- B. The Provider shall, in all solicitations or advertising for employees placed by or on behalf of the Provider relating to this Contract, state that all qualified applicants shall receive consideration for employment without regard to race, color, religious creed, sex, national origin, familial status, ancestry, age, physical or mental disability, sexual orientation, or gender identity.

- C. The Provider shall send to each labor union or representative of the workers with which it has a collective bargaining Contract, or other Contract or understanding, whereby it is furnished with labor for the performance of this Contract a notice to be provided by the contracting agency, advising the said labor union or workers' representative of the Provider's commitment under this section and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

- D. The Provider shall inform the contracting Department's Equal Employment Opportunity Coordinator of any discrimination complaints brought to an external regulatory body (Maine

Human Rights Commission, EEOC, Office of Civil Rights, etc.) against their agency by any individual as well as any lawsuit regarding alleged discriminatory practice.

- E. The Provider shall comply with all aspects of the Americans with Disabilities Act (ADA) in employment and in the provision of service to include accessibility and reasonable accommodations for employees and clients.
- F. The Provider shall cause the foregoing provisions to be inserted in any subcontract for any work covered by this Contract so that such provisions shall be binding upon each Subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.

- 9. CONFLICT OF INTEREST.** The Provider warrants that no State employee has or will receive any direct or indirect pecuniary interest in or receive or be eligible to receive, directly or indirectly, any benefit that may arise from this Contract, for any employee who participated in any way in the solicitation, award or administration of this Contract according to [Title 5 MRS §18-A, \(2\)](#) and in harmony with [Title 17 MRS §3104](#). Any contract made in violation of these sections is void.

The Provider certifies that it presently has no interest and shall not acquire any interest which would conflict in any manner or degree with the performance of its services hereunder. The Provider further certifies that in the performance of this Contract, no person having any such known interests shall be employed.

- 10. EMPLOYMENT AND PERSONNEL.** The Provider shall not engage on a full-time, part-time or other basis during the period of this Contract, any executive employee who participated in any way in the solicitation, award or administration of this Contract according to [Title 5 MRS §18-A, \(2\)](#) and in harmony with [Title 17 MRS §3104](#). Any contract made in violation of these sections is void.

- 11. NON-COLLUSION.** The Provider warrants that it has not employed or contracted with any company or person, other than for assistance with the normal study and preparation of a proposal, to solicit or secure this Contract and that it has not paid, or agreed to pay, any company or person, other than a bona fide employee working solely for the Provider, any fee, commission, percentage, brokerage fee, gifts, or any other consideration, contingent upon, or resulting from the award of this Contract.

And, the Provider has not entered into a prior understanding, agreement, or connection with any corporation, firm, or person submitting a response for the same materials, supplies, equipment, or services, and this proposal is in all respects fair and without collusion or fraud. The above-mentioned entities understand and agree that collusive bidding is a violation of state and federal law and can result in fines, prison sentences, and civil damage awards.

For breach or violation of this provision, the Department shall have the right to terminate this Contract without liability or, at its discretion to otherwise recover the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.

- 12. ACCESS TO RECORDS.** As a condition of accepting a Contract for services under this section, a Provider must agree to treat all records, other than proprietary information, relating to personal

services work performed under the Contract as public records under the freedom of access laws to the same extent as if the work were performed directly by the Department or agency. For the purposes of this subsection, "proprietary information" means information that is a trade secret or commercial or financial information, the disclosure of which would impair the competitive position of the Provider and would make available information not otherwise publicly available. Information relating to wages and benefits of the employees performing the personal services work under the Contract and information concerning employee and Contract oversight and accountability procedures and systems are not proprietary information. The Provider shall maintain all books, documents, payrolls, papers, accounting records and other evidence pertaining to this Contract and make such materials available at its offices at all reasonable times during the period of this Contract and for such subsequent period as specified under Maine Uniform Accounting and Auditing Practices for Community Agencies (MAAP) rules. The Provider shall allow inspection of pertinent documents by the Department or any authorized representative of the State of Maine or Federal Government, and shall furnish copies thereof, if requested. This subsection applies to contracts, contract extensions and contract amendments executed on or after October 1, 2009.

- 13. TERMINATION.** The performance of work under this Contract may be terminated by the Department whenever for any reason the Contract Administrator shall determine that such termination is in the best interest of the Department. Any such termination shall be affected by the delivery to the Provider of a Notice of Termination specifying the date on which such termination becomes effective.

Either party may terminate this Contract for cause by providing a written notice of termination stating the reason for the termination a minimum of thirty (30) calendar day ahead of the effective date of the termination. As part of the thirty (30) calendar days written notice of termination, the defaulting party shall have fifteen (15) calendar days to cure the default. If the default is of such a nature that it cannot be cured within fifteen (15) calendar days, the defaulting party shall have such additional time, as the parties may agree to, to cure the default, provided the defaulting party has taken steps to cure the default within the initial fifteen (15) calendar days.

Upon termination, the Department shall pay the Provider for work performed by the Provider prior to the date of Notice of Termination.

- 14. GOVERNMENTAL REQUIREMENTS.** The Provider warrants and represents that it will comply with all applicable governmental ordinances, laws and regulations.

- 15. GOVERNING LAW.** This Contract shall be governed in all respects by the laws, statutes, and regulations of the United States of America and of the State of Maine. Any legal proceeding against the State regarding this Contract shall be brought in the State of Maine administrative or judicial forums. The Provider consents to personal jurisdiction in the State of Maine.

- 16. STATE HELD HARMLESS.** The Provider shall indemnify and hold harmless the Department and its officers, agents, and employees from and against any and all third party claims, liabilities, and costs, including reasonable attorney fees, for any or all injuries to persons or property or claims for money damages, including claims for violation of intellectual property rights, arising from the negligent acts or omissions of the Provider, its employees or agents, officers or Subcontractors in the performance of work under this Agreement; provided, however, the Provider shall not be liable for claims arising out of the negligent acts or omissions of the Department, or for actions taken in reasonable reliance on written instructions of the Department.

17. NOTICE OF CLAIMS. The Provider shall give the Contract Administrator immediate notice in writing of any legal action or suit filed related in any way to this Contract or which may affect the performance of duties under this Contract, and prompt notice of any claim made against the Provider by any Subcontractor which may result in litigation related in any way to this Contract or which may affect the performance of duties under this Contract.

18. APPROVAL. This Contract must be approved by the State Controller and the State Purchases Review Committee before it can be considered a valid, enforceable document.

19. INSURANCE REQUIREMENT. The Provider shall keep in force a liability policy issued by a company fully licensed or designated as an eligible surplus line insurer to do business in this State by the Maine Department of Professional & Financial Regulation, Bureau of Insurance, which policy includes the activity to be covered by this Contract with adequate liability coverage to protect itself and the Department from suits. Providers insured through a “risk retention group” insurer prior to July 1, 1991, may continue under that arrangement. Prior to or upon execution of this Contract, the Provider shall furnish the Department with written or photocopied verification of the existence of such liability insurance policy.

- A. Other Provisions - Unless explicitly waived by the Department, the insurance policies shall contain, or be endorsed to contain, the following provisions:
 - i. The Provider’s insurance coverage shall be the primary and contributory. Any insurance or self-insurance maintained by the Department for its officers, agents, and employees shall be in excess of the Provider's insurance and shall not contribute to it.
 - ii. The Provider's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
 - iii. The Provider shall furnish the Department with certificates of insurance, and with those endorsements, if any, affecting coverage, required by these Insurance Requirements. The certificates and endorsements for each insurance policy are to be signed by a person authorized by the insurer to bind coverage on its behalf. All certificates and endorsements are to be received and approved by the Department before this Contract commences. The Department reserves the right to require complete, certified copies of all required insurance policies at any time.
 - iv. All policies should contain a revised cancellation clause allowing thirty (30) days notice to the Department in the event of cancellation for any reason, including nonpayment.
 - v. The Department will not grant the Provider, or any sub-contractor of the Provider, “Additional Insured” status and the Department will not grant any Provider a “Waiver of Subrogation”.

20. NON-APPROPRIATION. Notwithstanding any other provision of this Contract, if the State does not receive sufficient funds to fund this Contract and other obligations of the State, if funds are de-appropriated, or if the State does not receive legal authority to expend funds from the Maine State Legislature or Maine courts, then the State is not obligated to make payment under this Contract.

21. SEVERABILITY. The invalidity or unenforceability of any particular provision, or part thereof, of this Contract shall not affect the remainder of said provision or any other provisions, and this Contract shall be construed in all respects as if such invalid or unenforceable provision or part thereof had been omitted.

22. ORDER OF PRECEDENCE. In the event of a conflict between the documents comprising this Contract, the Order of Precedence shall be:

- Rider C Exceptions
- Rider B Terms and Conditions
- Rider A Scope of Work
- Funding Rider
- Rider D Included at Department's Discretion
- Rider E Included at Department's Discretion
- Rider F Included at Department's Discretion
- Rider G Identification of Country in which contracted work will be performed
- Business Associate Agreement included at Department's Discretion
- Other Included at Department's Discretion

23. FORCE MAJEURE. The performance of an obligation by either party shall be excused in the event that performance of that obligation is prevented by an act of God, act of war, riot, fire, explosion, flood, pandemic or other catastrophe, sabotage, severe shortage of fuel, power or raw materials, change in law, court order, national defense requirement, or strike or labor dispute, provided that any such event and the delay caused thereby is beyond the control of, and could not reasonably be avoided by, that party.

24. SET-OFF RIGHTS. The State shall have all of its common law, equitable and statutory rights of set-off. These rights shall include, but not be limited to, the State's option to withhold for the purposes of set-off any monies due to the Provider under this Contract up to any amounts due and owing to the State with regard to this Contract, any other Contract with any State department or agency, including any Contract for a term commencing prior to the term of this Contract, plus any amounts due and owing to the State for any other reason including, without limitation, tax delinquencies, fee delinquencies or monetary penalties relative thereto. The State shall exercise its set-off rights in accordance with normal State practices including, in cases of set-off pursuant to an audit, the finalization of such audit by the State agency, its representatives, or the State Controller.

25. ENTIRE CONTRACT. This document contains the entire Contract of the parties, and neither party shall be bound by any statement or representation not contained herein. No waiver shall be deemed to have been made by any of the parties unless expressed in writing and signed by the waiving party. The parties expressly agree that they shall not assert in any action relating to the Contract that any implied waiver occurred between the parties, which is not expressed in writing. The failure of any party to insist in any one or more instances upon strict performance of any of the terms or provisions of the Contract, or to exercise an option or election under the Contract, shall not be construed as a waiver or relinquishment for the future of such terms, provisions, option or election, but the same shall continue in full force and effect, and no waiver by any party of any one or more of its rights or remedies under the Contract shall be deemed to be a waiver of any prior or subsequent rights or remedy under the Contract or at law.

26. AMENDMENT. No changes, modifications, or amendments in the terms and conditions of this Contract shall be effective unless reduced to writing, numbered and signed by the duly authorized representative of the State and Provider.

27. DEBARMENT AND PERFORMANCE CERTIFICATION. By signing this Contract, the Provider certifies to the best of Provider's knowledge and belief that the aforementioned organization, its principals and any subcontractors named in this Contract:

- A. Are not presently debarred, suspended, proposed for debarment, and declared ineligible or voluntarily excluded from bidding or working on contracts issued by any governmental agency.
- B. Have not within three years of submitting the proposal for this contract been convicted of or had a civil judgment rendered against them for:
 - i. Fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a federal, state or local government transaction or contract.
 - ii. Violating Federal or State antitrust statutes or committing embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
 - iii. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or Local) with commission of any of the offenses enumerated in paragraph (b) of this certification; and
 - iv. Have not within a three (3) year period preceding this proposal had one or more federal, state or local government transactions terminated for cause or default.

28. STATE PROPERTY. The Provider shall be responsible for the proper custody, care and return of any Department or State-owned property furnished or state-funded for the Provider's use in connection with the performance of this Contract, and the Provider will reimburse the Department for its loss or damage, normal wear and tear excepted.

29. CYBERSECURITY AND PROHIBITED TECHNOLOGIES. Through the execution of this contract, the Provider certifies that the aforementioned organization, its principals and any subcontractors named in this Contract:

- A. is not a foreign adversary business entity, <https://www.maine.gov/oit/prohibited-technologies>, [Title 5 M.R.S. §2021 \(3\)](#); and
- B. is not on the list of prohibited companies or does not obtain or purchase any information or communications technology or services included on the list of prohibited information and communications technology and services <https://www.maine.gov/oit/prohibited-technologies>, [Title 5 M.R.S. §2030-B](#).

Contracts entered into by a state agency in violation of Title 5 M.R.S. §2030-B are void. A person who executes this contract in violation of this section commits a civil violation for which a fine may be adjudged in an amount that is twice the amount of this contract or \$250,000, whichever is greater, (Title 5 M.R.S., §2030-A).

30. CONFIDENTIALITY.

- A. Subject to the Maine Freedom of Access Act (FOAA), [Title 1 M.R.S. §400](#) et seq., "confidential information" means non-public information designated as protected from disclosure under state or federal law. Confidential information given to the Provider by the Department, or acquired by the Provider on behalf of the Department, whether in verbal, written, electronic, or any other format, shall be subject to the requirements herein. The term

“confidential information” does not include any information or documentation that is subject to disclosure under FOAA.

- B. In conformance with applicable Federal and State statutes, regulations, and ethical standards, the Provider and the Department shall take all necessary steps to protect confidential information regarding all persons served by the Department, including the proper care, custody, use, and preservation of records, papers, files, communications, and any such items that may reveal confidential information about persons served by the Department, or whose information is utilized in order to accomplish the purposes of this Contract.
- C. In the event of a breach of this confidentiality provision, the Provider shall notify the Contract Administrator immediately.
- D. The Provider shall comply with the [Maine Public Law, Title 10, Chapter 210-B \(Notice of Risk to Personal Data Act\)](#).

RIDER G: IDENTIFICATION OF COUNTRY IN WHICH CONTRACTED WORK WILL BE PERFORMED

Please identify the country in which the services purchased through this contract will be performed:

☒ **United States. Please identify state: Maine**

☐ **Other. Please identify country: Enter Country**

Notification of Changes to the Information:

The Provider agrees to notify the Office of State Procurement Services of any changes to the information provided above.

MARK DION (MAYOR)
PIOUS ALI (A/L)
APRIL D. FOURNIER (A/L)
BENJAMIN GRANT (A/L)

CITY OF PORTLAND
IN THE CITY COUNCIL

SARAH MICHNIEWICZ (1)
WESLEY PELLETIER (2)
REGINA L. PHILLIPS (3)
ANNA BULLETT (4)
KATE SYKES (5)

**ORDER ACCEPTING AND APPROPRIATING A \$50,000 GRANT FROM THE STATE
OF MAINE'S HOUSING OPPORTUNITY PROGRAM FOR HOUSING POLICY
EVALUATION STUDY**

ORDERED, that a grant in the amount of \$50,000 from the State of Maine's Housing Opportunity Program is hereby accepted and that amount appropriated to the Planning & Urban Development Department for the purpose of supporting an evaluation of existing housing policies, with a particular focus on the inclusionary zoning ordinance, as set forth in the grant agreement attached hereto; and

BE IT FURTHER ORDERED, that the City Council hereby approves said grant agreement and authorizes the City Manager or designee to execute the agreement and any other related documents necessary or convenient to carry out the intent of said agreement.

Portland City Council
389 Congress Street
Portland, ME 04101



**Urbanist
Coalition
of Portland**

Mayor Dion and Portland City Councilors,

The Urbanist Coalition of Portland strongly supports the passage of Order 150-24/25 as a first step in addressing our dire housing shortage. Now more than ever, we need housing that is attainable and sustainable—**multifamily housing**.

Multifamily housing is typically more affordable than similarly-located and sized single family homes. Fitting more people on a plot of land means more customers for local businesses, more people who can walk or take transit to their daily destinations, and more tax revenue to support city services. Best of all, new multifamily housing, like all new housing, increases overall affordability.

Despite these advantages, new multifamily housing faces several barriers that single family homes do not. In Portland, there is an additional hurdle: the provisions of Section 17.2.3 of our Land Use Code, often called Inclusionary Zoning (IZ). This ordinance impairs production of denser housing while exempting single family housing entirely. **With our current IZ policy, buildings that would contribute to building walkable, affordable neighborhoods served by great transit bear an additional fee, while single-family sprawl style development is exempt.**

Inclusionary Zoning is a policy with a noble goal—to ensure there is a sufficient supply of housing affordable to people with moderate or low incomes. Portlanders voted for IZ because they support that affordability goal. But there is mounting evidence indicating our current policy worsens overall housing affordability. We have attached some preliminary analysis of project feasibility and comparisons to other jurisdictions. **These findings suggest Portland's Inclusionary Zoning policy is an outlier that effectively suppresses multifamily housing production.** We emphasize the need for additional study specific to the Portland area.

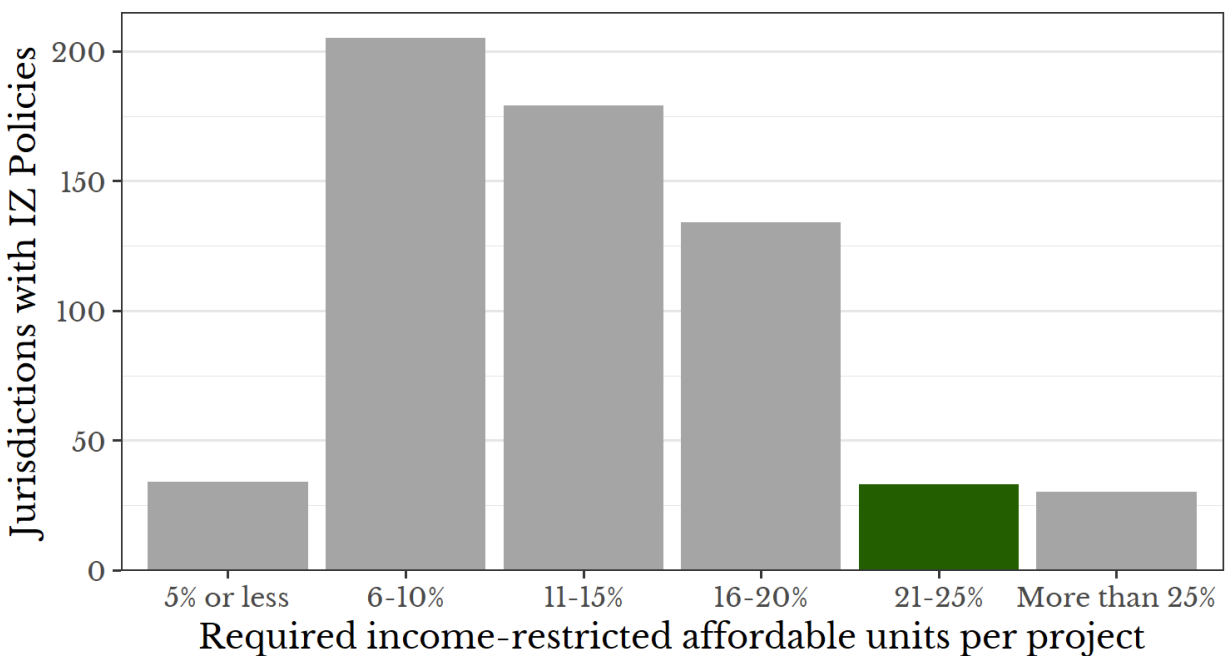
Order 150-24/25 provides a critical opportunity to evaluate our Inclusionary Zoning ordinance and determine if it is consistent with our housing goals. **We strongly support this grant and the proposed study.** Ultimately, the study should generate a policy recommendation for addressing housing affordability for low and moderate income people that complements multifamily housing creation.

High housing costs have consequences. They mean renters, homeowners, seniors, young people, old friends, potential new ones, and anyone else who wants to live in our city must compete against each other. We must use every tool at our disposal to bring these costs down. Thank you for your continued attention to this matter.

Comparison to Other Jurisdictions

Inclusionary zoning (IZ) policies are more common in certain states than others. In particular, 74% of IZ programs are located in California, New Jersey, or Massachusetts.¹ Keeping in mind that the context of housing affordability varies between locations, we used data compiled by inclusionaryhousing.org to compare Portland's IZ requirement against other programs. Portland's income restriction requirement of 25% of units is higher than most other IZ programs (see chart).

How Portland's Inclusionary Zoning Compares Our Requirement Is Higher Than 90% of Other Programs



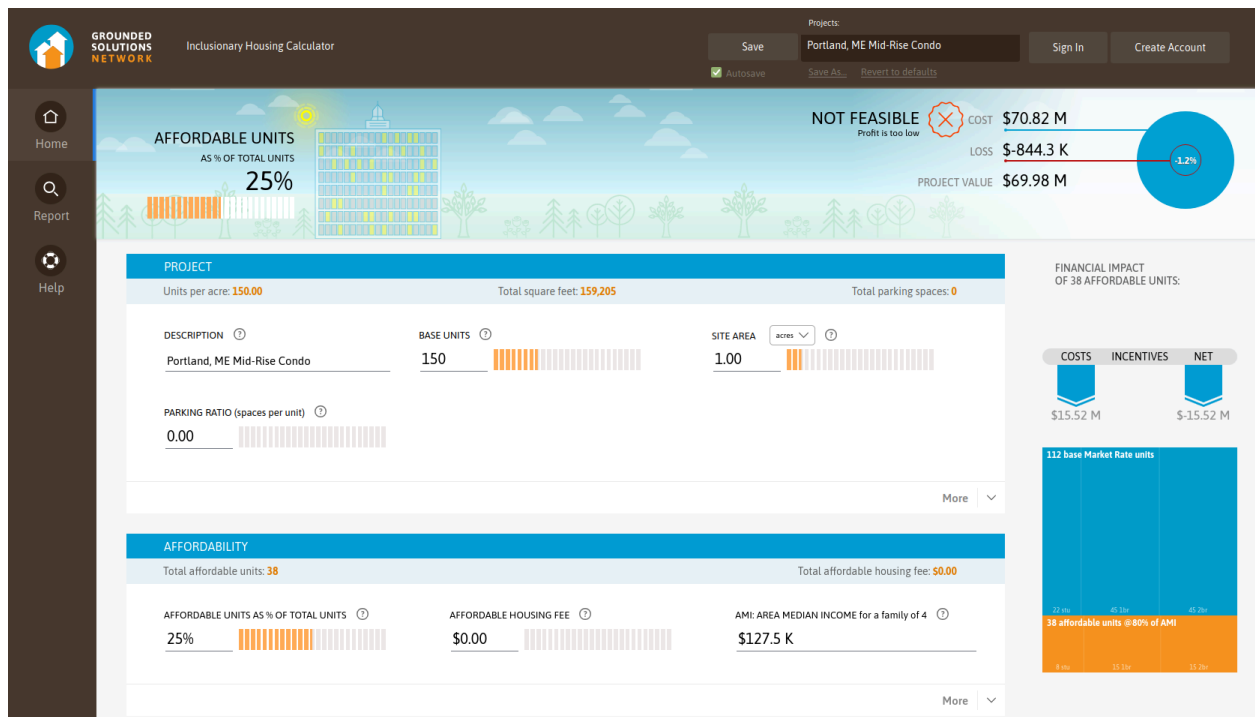
Data retrieved from <http://inclusionaryhousing.org/map/>

Housing Project Feasibility

Grounded Solutions Network, a group supportive of inclusionary zoning, publishes an inclusionary zoning calculator. When Portland's local numbers, sourced from MaineHousing, the City of Portland Housing Reports, and Redfin (see appendix for details), are put into the calculator,² no projects would be able to make enough of a return on investment to secure funding or even recoup their costs in most cases. This is true despite favorable assumptions such as no parking and a very high number of units per acre. A simple calculator does not definitively account for all of the complexities in Portland's housing market. **But it should give us pause that a tool provided by Inclusionary Zoning advocates says our policy is too strict.**

¹ https://groundedsolutions.org/wp-content/uploads/2021-01/Inclusionary_Housing_US_v1_0.pdf, pg 15

² <https://calc.inclusionaryhousing.org/ihc/project/YXW7VD5X>



The output of the inclusionary zoning calculator showing an \$844k loss on a sample new housing project, due to the costs of inclusionary zoning.

Appendix: Portland's Housing Parameters and Sources

Parameter	Value	Reference/Justification
Housing Market	Strong Housing Market	Most favorable assumption for IZ. This sets the default values for some less significant parameters.
Development Type	Mid-rise Condo	Portland's height limits preclude high-rise developments in the vast majority of the city.
Construction Cost	\$324 per square foot	2023 Housing Report. ³
AMI, family of 4	\$127,500	Portland Workforce Housing Webpage. ⁴
Property Tax Rate	1.501%	Assessor's Notice. ⁵
Average Cost of Land	\$2M per acre	A one-acre mixed-use parcel for sale on Outer Forest Ave was chosen as a reference point, ⁶ and the price adjusted downward to produce a favorable assumption for IZ. Land on the peninsula will be more expensive.
Affordable Units as % of Total Units	25%	Portland Land Use Code, 17.2.3(C)
Affordability Levels	Affordable to individuals earning 80% of AMI	Portland Land Use Code, definition of Workforce Housing Unit for Sale
Parking Ratio	0 parking	Favorable assumption for IZ. Parking adds ~\$25k in cost per space, according to the calculator.
Average Price per Unit	\$600k	Maine Housing. ⁷

³ <https://content.civicplus.com/api/assets/3f387d98-ce4a-4c13-b054-1419d5a66805>

⁴ <https://www.portlandmaine.gov/1204/Workforce-Housing>

⁵ <https://www.portlandmaine.gov/227/Assessors-Notice>

⁶ <https://www.redfin.com/ME/Portland/1569-Forest-Ave-04103/home/190745450>

⁷ <https://www.mainehousing.org/data-research/housing-data/housing-affordability-indexes>

MEMORANDUM
City Council Agenda Item

FROM:

DATE: March 18, 2025

SUBJECT: Order 151-24/25 Order Approving Agreements Between The Maine Department Of Transportation and The City Of Portland Re: Improvements to Woodford Street, Route 9, Deering Avenue, and Route 25 - Sponsored by Danielle P. West, City Manager

SPONSOR: The Mayor, City Manager, City Clerk, Corporation Counsel, the Planning Board, or up to three (3) members of the Council shall sponsor any orders or other items. If sponsored by a Council Committee, please include the date the committee met and the results of the vote.

(If sponsored by a Council committee, include the date the committee met and the results of the vote.)

COUNCIL MEETING DATE ACTION IS REQUESTED:

1st Reading 3/17/2025

Final

Action 4/7/2025

Can action be taken at a later date: No This agreement must be approved by City Council and signed by the City Manager prior to the project starting design and going out to bid. DOT is scheduled to start design in February and advertise in March; the agreement must be signed prior to starting any design work. Historically with an earlier bid date bid pricing will be improved.

Does this item involve a new contract with the City: Yes

PRESENTATION: N/A

I. SUMMARY

City Council is being asked to approve the attached Municipal/State Agreement, which would allow MaineDOT to move ahead with its plans to improve and pave Woodford Street – Forest Avenue to Brighton Avenue and Deering Avenue - Woodford Street to Park Avenue, a total of approximately 1.90 miles. The agreement obligates the City to pay a portion of the project costs.

II. AGENDA DESCRIPTION

This project is part of MaineDOT's Cyclical Pavement Resurfacing (CPR) Program. The State administers the project and typically a standard cost per mile is paid by the state. The City has requested additional Americans with Disabilities Act (ADA) work to be added to this project which will be 100% City contribution. By signing the partnership agreement, it enables MaineDOT to proceed with the project and obligates the City to pay for 0% of the original estimated project cost; the City share is estimated to be \$589,000 for the additional ADA work. The City is also obligated to pay 100% of manhole adjustments, the cost of which is estimated to be \$152,000 which are part of the Utility Agreement.

This item must be read on two separate days. It received its first reading on March 17. Five affirmative votes are required for passage after public comment.

III. BACKGROUND

The Woodford Street and Deering Avenue paving project is part of MaineDOT's 2025 work plan. The scope of the project work includes a mill and fill, curb work, sidewalk work, ADA ramp reconstruction, and re-striping after final paving. The City has requested additional

ADA ramp improvements and additional concrete sidewalk replacement due to the high pedestrian activity in this area and the condition of the ramps and sidewalk. DOT's original scope does not include ADA ramp reconstruction on side streets and there are portions of sidewalk in disrepair that were not included in the original scope. Addressing these items when there is a contractor in the area is the most economical way to address this lacking infrastructure. In addition, it is important that these areas are addressed because this area is part of a school network and vital to pedestrians. The City is responsible for 100% of these added work costs.

IV. INTENDED RESULT AND/OR COUNCIL GOAL ADDRESSED

The Woodford Street and Deering Avenue project will improve the pavement surface and ride quality on two regionally important minor arterials. The project will improve sidewalk and ADA ramps for a better and safer pedestrian experience. DOT will pay for a majority of the project costs.

V. FINANCIAL IMPACT

The City is obligated to pay 100% of the estimated project cost for the additional work requested by the municipality, or \$589,000, for sidewalk and ADA improvements as well as \$152,000 for utility adjustments and 100% of any overages due to added scope or unforeseen conditions in the project area. The total City cost of this project, estimated to be \$732,000, would be paid from FY26 CIP account that will be created for this project. This has been requested as part of the FY26 CIP requests. The cost for utility adjustments will come from a Water Resources Account established for this type of utility work required on paving projects. Any additional funds needed will come from FY25 CIP Sidewalk Account. A fiscal impact note is attached with this agenda request. The MaineDOT, using state and federal funding, will be paying \$1,375,000.00.

VI. STAFF ANALYSIS AND BACKGROUND

Both roads in this project are Minor Arterials in the City of Portland with an AADT of almost approximately 9,200 on cars per day. These roads are major connectors in Portland, and have a large pedestrian presence and with areas within a school zone. Both roads were ranked between Fair and Very Poor Pavement Condition Index (depending on location) when it was last evaluated in 2022. Without this project, these roads will continue to decline and the ramps and sidewalk will remain non-compliant and hazardous for pedestrians.

VII. RECOMMENDATION

The Department of Public Works recommends approving and signing the subject agreement to allow the State to improve Woodford Street between Forest Avenue and Brighton Avenue and Deering Avenue between Forest Avenue and Park Avenue in 2025.

VIII. LIST ATTACHMENTS

1. 28198.00 PORTLAND - Municipal-State Agreement
2. PORTLAND - 028198.00 _UTILITY RECEIVABLE AGREEMENT _DRAFT
3. WIN 28198 - Council Agenda Request - Woodford & Deering
4. DeeringWoodford - Fiscal Impact Note
5. WoodfordST_RT9_DeeringAve_RT25 Map
6. Order - MDOT Agreement RE Woodford St and Deering Ave

Prepared by:

Date: 03/18/2025



MaineDOT use only

CTM #: _____
 CSN #: _____
 PROGRAM: _____

MAINE DEPARTMENT OF TRANSPORTATION MUNICIPAL/STATE AGREEMENT

PROPOSED IMPROVEMENTS TO WOODFORD STREET, ROUTE 9, DEERING AVENUE, ROUTE 25

(MaineDOT Use Only)

Project Location: <u>Portland</u>	Estimated Municipal Share: <u>\$589,000.00</u>
State WIN #: <u>28198.00</u>	Vendor Customer #: <u>17A12984</u>
Federal Aid Project #: <u>2819800</u>	Agreement Begin Date: _____
	Agreement End Date: <u>(5 years from the date last signed below)</u>

This Agreement is entered into between the **Maine Department of Transportation** (hereafter **MaineDOT**) and the **Municipality of Portland**, a municipal corporation located in the County of Cumberland (hereafter the “Municipality”) (collectively hereinafter the “Parties”).

RECITALS

- A. The scope of work that is the subject of this Agreement consists of improvements to Woodfords Street: Beginning at Route 9 extending northerly 0.38 miles to Route 25. Route 9: Beginning at Stevens Ave extending easterly 0.55 miles. Deering Avenue: Beginning at Route 9 extending southerly 0.72 miles to Route 25. Route 25: Beginning at Route 22 extending northerly 0.48 miles in Portland, Maine, (hereafter the “Project”).
- B. The Parties have a mutual interest in ensuring that the Project is delivered on a reasonable schedule and within the programmed budget, using a process that maximizes communication and cooperation between the Parties.
- C. This Agreement is intended to cover the roles and responsibilities of the Parties during the design, permitting and right-of-way phases of Project development from Project inception through completion of the Project’s Plans, Specifications and Estimate (PS&E). This Agreement is further intended to establish the financial obligations of each Party, including that of full Project development through construction.

AGREEMENT

NOW, THEREFORE, in accordance with the foregoing, the Parties agree as follows:

- D. The following checked appendices are hereby incorporated into this Agreement by reference, and any perpetual maintenance appendices shall survive the expiration of this Agreement:
 - ☒ Appendix A – Project scope, cost sharing, and payment schedule *(not required for non-monetary agreements.)*
 - ☐ Appendix B – Perpetual Bicycle/Pedestrian Facility Maintenance
 - ☐ Appendix B – Perpetual Drainage Maintenance
 - ☐ Appendix B – Perpetual Landscape Maintenance

- ☐ Appendix B – Perpetual Operation and Maintenance of Lighting/Flashing Beacon and/or signage with associated light(s)
- ☐ Appendix B – Perpetual Traffic Signal Operation and Maintenance
- ☐ Appendix B – Perpetual Traffic Signal Operation and Shared Maintenance
- ☐ Appendix B – Perpetual Bridge Lighting/Approach Lighting Maintenance & Snow Plowing
- ☒ Appendix C – Additional work requested by Municipality

E. Agreement Administration:

1. MaineDOT agrees to procure and administer a contract to construct the Project in accordance with the plans and specifications developed by MaineDOT. This would include any additional plans, specifications and estimates furnished by the Municipality and approved by MaineDOT. When applicable, refer to Appendix A of this Agreement for the outline of the scope, limits of work and cost sharing.
2. MaineDOT shall be the sole administrator of the contract to construct the Project. MaineDOT will pay all Project costs, subject to cost sharing by the Municipality, when applicable, as specified in this Agreement. Neither MaineDOT nor its contractors will be required to pay for inspections and permits from the Municipality.
3. The Municipality agrees that MaineDOT and its contractors are exempt from all local ordinances, including but not limited to the Municipality Noise Ordinance.
4. Upon acceptance of plans, specifications and estimates (PS&E), MaineDOT shall solicit competitive bids for the Project. Upon acceptance of the lowest acceptable responsive, responsible bid to construct the Project and fulfillment of all terms set forth herein, MaineDOT will submit the information to the Municipality, who will have up to five (5) business days to review the information and notify MaineDOT of any questions or concerns. If MaineDOT is not presented with any questions or concerns in the time allotted all decisions pertaining to the acceptance of the bids, the award and administration of the contract and all payments thereunder shall be the sole discretion of MaineDOT.

F. Changes to Project Scope:

5. The Municipality, at its election, may request that changes be made or work added to the Project during the period of construction, provided the Municipality agrees in writing to pay any additional cost plus an amount not to exceed ten (10%) percent of such construction cost to cover all necessary engineering, inspection and administrative costs associated therewith, unless specified otherwise. All such requests shall be subject to MaineDOT approval. In the event that the cost of these changes or work are approved for federal participation, the Municipality's additional cost may be reduced by the amount of the federal contribution.

G. Traffic Control:

6. The Municipality agrees to allow MaineDOT's contractor to control all traffic through the work areas in accordance with the Traffic Control Plan approved by MaineDOT. The development of the Traffic Control Plan will follow the process outlined below:

- i. MaineDOT's Project Manager (PM) will, when possible, submit the Project for Traffic Analysis and Movement Evaluation (TAME), approximately one year prior to advertisement. Once the results are received, the PM/Regional Traffic Engineer will discuss the proposed Project with the Municipality (scope, limits, day or night work, work window, etc).
- ii. The Municipality will comment on their concerns/issues related to the Traffic Control Plan within two (2) weeks of receipt.
- iii. MaineDOT's PM & Designer will incorporate these comments where practical based on engineering judgment.
- iv. If the Municipality desires, a meeting will be held prior to PS&E to review the Project design, Special Provision 105 – Limitations of Operations, Special Provision 107 - Time, etc.

H. Utilities:

- 7. The Municipality will, at no cost to MaineDOT, assure proper adjustment, relocation, or repair of any portion of a utility service, whether above or below ground, that is located within the limits of the highway right-of-way and connected to any municipal utility, which might become necessary to permit construction of the Project. The Municipality agrees to hold MaineDOT harmless from any claims for damages occurring as a result thereof.
- 8. The Municipality agrees that during and after construction it will apply the requirements of the most recent version of MaineDOT's "Utility Accommodation Rules" as the minimum guidelines not withstanding any municipal rules that are more lenient.
- 9. To the extent that it is statutorily responsible therefore, the Municipality agrees to provide utilities, and to maintain all improvements and fixtures constructed, installed or furnished as a part of the Project in such a manner as necessary to preserve the use and function thereof for the expected period of their normal useful life as determined by accepted engineering and/or industry standards. To the extent any warranty exists for said improvements or fixtures, said warranty shall be first relied on by MaineDOT to address maintenance and/or repairs described in this paragraph.

I. Governing Law:

- 10. The Municipality agrees that except for an emergency, or as allowed in 23 M.R.S.A. § 3351-A, it will prohibit the excavation of the highway within the limits of the Project for a period of at least five (5) years after completion of the Project, and agrees to make all necessary notifications to abutters and occupants of the highway as otherwise required of any municipal government under the provisions of 23 M.R.S.A. § 3351. Thereafter, all future excavations within the right-of-way of the Project shall be regulated and controlled in the manner specified by MaineDOT in its most recent "Utility Accommodation Rules", which is incorporated herein and made a part hereof by reference.
- 11. The Parties agree to: comply with and abide by all applicable State and Federal laws, statutes, rules, regulations, standards and guidelines, including the MUTCD and OSHA standards, and Agreement provisions; avoid hindering each other's performance; fulfill all obligations diligently; and cooperate in achievement of the intent of this Agreement.

J. Municipality's Responsibility:

12. When applicable, if the Municipality withdraws its financial support for the Project, leading MaineDOT to terminate the Project, the Municipality shall reimburse MaineDOT fully for all Project costs incurred in reliance on the Municipality's financial obligations outlined herein, including, but not limited to, reimbursement of all federal and state funds expended up to the time of such termination. If the Municipality fails to reimburse MaineDOT for such costs incurred, after receiving an invoice seeking such reimbursement, MaineDOT may exercise its rights of set-off to recover the requested amount.
13. The Municipality agrees to alter, move, relocate or remove, or cause to be, at no cost to the Project, any municipal property, including all fixtures, facilities or monuments, located on, under or above the ground, as necessary to permit construction of the Project, which has not otherwise been provided for during the development of the Project. Any work necessary to do so during the period of construction shall be coordinated with the contractor for the Project.
14. The Municipality will be responsible to keep new or replaced/rehabilitated pedestrian facilities in usable condition including snow and ice control.
15. The Municipality agrees to keep the right-of-way of the Project inviolate from all encroachments and agrees to remove, or cause to be removed, anything that may encroach thereon.
16. When applicable, the Municipality agrees to regulate all entrances to the highway within the limits of the Project in accordance with the provisions of 23 M.R.S.A. § 704.
17. When applicable, the Municipality agrees to limit all on-street parking to the parking spaces as designed and constructed under the Project.

K. Termination:

18. MaineDOT reserves the right to terminate the Project for any reason prior to the award of a contract to construct the Project. MaineDOT also reserves the right to terminate all provisions pertaining to work requested by the Municipality at any time prior to the award of a contract to construct the Project due to failure by the Municipality to comply with any of the conditions and stipulations set forth in this Agreement.
19. MaineDOT may postpone, suspend, abandon or otherwise terminate this Agreement upon thirty (30) days written notice to the Municipality and in no event shall any such action be deemed a breach of contract. Postponement, suspension, abandonment or termination may be taken for any reason by MaineDOT or specifically as the result of any failure by the Municipality to perform any of the services required under this Agreement to MaineDOT's satisfaction.

In the event of Project termination, all provisions of this Agreement shall become null and void except for the financial obligations set forth herein, as well as those ***provisions that by their very nature are intended to survive.***

L. Miscellaneous Provisions:

20. **Debarment.** The Municipality certifies, by signing this Agreement, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal department or agency. If the Municipality is unable to certify to this statement, it shall attach an explanation to this Agreement. The Municipality shall promptly notify MaineDOT if it or its principals becomes debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
21. All provisions of this Agreement, *except those that by their very nature are intended to survive*, shall expire at Project final voucher, or upon final payment by the Municipality of any Project costs as hereinbefore provided, whichever occurs later.
22. **State of Maine's Rights of Set-Off.** MaineDOT shall have all of its common law, equitable and statutory rights of set-off. These rights shall include, but not be limited to, the State of Maine's option to withhold for the purposes of set-off monies due the Municipality under a specific project contract up to any amounts due and owed to MaineDOT with regard to this Agreement, and any other agreement/contract with any State of Maine department or agency, including any agreement/contract for a term commencing prior to the term of this Agreement, plus any amounts due and owed to the State of Maine for any reason including without limitation, tax delinquencies, fee delinquencies or monetary penalties relative thereto. MaineDOT shall exercise its set-off rights in accordance with normal State practices including, in cases of set-off pursuant to an audit, the finalization of such audit by MaineDOT, its representatives, or the State Controller. When applicable, MaineDOT reserves the right to withhold or reduce future Local Road Assistance payments to the Municipality for purposes of set-off to recover the amount owed.
23. **Non-Appropriation.** Anything herein to the contrary notwithstanding, the Municipality acknowledges and agrees that although the execution of this agreement by MaineDOT manifests its intent to honor its terms and to seek funding to fulfill any obligations arising hereunder, by law any such obligations are subject to available budgetary appropriations by the Maine Legislature and, therefore, this agreement does not create any obligation on behalf of MaineDOT in excess of such appropriations.
24. **Assignment.** No assignment of this agreement is contemplated, and in no event shall any assignment be made without the express written permission of MaineDOT.

25. **Notice.** Any communications, requests or notices required or appropriate to be given under this Agreement shall be in writing and may be sent via email which shall satisfy the delivery requirements of this section through express acknowledgement of receipt by the receiving party. Alternatively, communications can be mailed via U.S. Mail, Certified or Registered, Return Receipt Requested or sent via a recognized commercial carrier such as, but not limited to Federal Express, that requires a return receipt delivered to the sending party. Said communications, requests or notices shall be sent to the other party as follows:

MaineDOT: Maine Department of Transportation
24 Child Street
16 State House Station
Augusta, ME 04333-0016
Attn.: Ryan Hodgman
Email: ryan.hodgman@maine.gov

Municipality: City of Portland
212 Canco Road, Suite B
Portland, ME 04103
Attn.: Jeremiah Bartlett PE
Email: jbartlett@portlandmaine.gov

IN WITNESS WHEREOF, the Parties hereto have executed this AGREEMENT effective on the day and date last signed below.

MUNICIPALITY OF PORTLAND

MAINE DEPARTMENT OF TRANSPORTATION

By: _____
Danielle West, City Manager

By: _____
Todd Pelletier, P.E., Director
Bureau of Project Development

(Date Signed)

(Date Signed)

I certify that the signature above is true and accurate. I further certify that the signature, if electronic: (a) is intended to have the same force as a manual signature; (b) is unique to myself; (c) is capable of verification; and (d) is under the sole control of myself.

Original

Y

Modification

MOD No.

APPENDIX A
PROJECT SCOPE AND COST SHARING
MAINE DEPARTMENT OF TRANSPORTATION
MUNICIPAL/STATE AGREEMENT
Transportation Improvement Project

MUNICIPALITY OF PORTLAND

PROPOSED IMPROVEMENTS TO WOODFORD STREET, ROUTE 9, DEERING AVENUE, ROUTE 25

FEDERAL AID PROJECT NO. 2819800

STATE PROJECT IDENTIFICATION NUMBER (WIN) 28198.00

Project Scope:

Woodfords Street: Beginning at Route 9 extending northerly 0.38 miles to Route 25. Route 9: Beginning at Stevens Ave extending easterly 0.55 miles. Deering Avenue: Beginning at Route 9 extending southerly 0.72 miles to Route 25. Route 25: Beginning at Route 22 extending

Funding Outline: The Total Project Estimated Cost is \$ 1,964,000.00 , and the Parties agree to share costs through all stages of the Project under the terms outlined below.

Work Element	Municipal Share		Project Share				Total Cost
			Federal	Portion	MaineDOT (State) Portion		
	%	\$	%	\$	%	\$	\$
Preliminary Engineering	0.0%	\$ -	80.0%	\$ 36,000.00	20.0%	\$ 9,000.00	\$ 45,000.00
Right of Way	0.0%	\$ -	80.0%	\$ -	20.0%	\$ -	\$ -
Construction	0.0%	\$ -	80.0%	\$ 1,016,000.00	20.0%	\$ 254,000.00	\$ 1,270,000.00
Construction Engineering	0.0%	\$ -	80.0%	\$ 48,000.00	20.0%	\$ 12,000.00	\$ 60,000.00
PROJECT SHARES		\$ -		\$ 1,100,000.00		\$ 275,000.00	\$ 1,375,000.00
Total Cost of Additional Work Requested by Municipality (Below)	100.0%	\$ 589,000.00					
TOTAL ESTIMATED MUNICIPAL SHARE (Receivable Amount)		\$ 589,000.00					

(Check if applicable)
☒ **Additional Work as outlined in Appendix C to this Agreement.**

Funding Outline: The Municipality agrees to pay 100% of the costs for the work outlined below.

Additional Work		Cost: 100% Municipal Share	
Remove and rebuild existing concrete pedestrian ramps, sidewalks and driveways		\$	351,000.00
Improve pedestrian access to the Deering Oaks Park west entrance on Deering Avenue		\$	223,000.00
Install traffic calming measures on Deering Avenue between Noyes Street and Pitt Street		\$	15,000.00
TOTAL COST OF ADDITIONAL WORK REQUESTED BY MUNICIPALITY		\$	589,000.00

Payment:

The Municipality shall submit payment to MaineDOT within 30 days from the invoice date.

1. Prior to award of the contract for Project construction, the Municipality will be invoiced a portion of its share of the cost of the Project.

Invoicing will include the following:

- a. 100% of the local share of the Preliminary Engineering and Right of Way costs; plus
- b. Fifty percent (50%) of the local share of the Construction and Construction Engineering cost based on the total bid price of the Project; plus
- c. 100% of all additional work requested by the Municipality.

2. Final Voucher Payment to the Contractor. A final bill will be created following MaineDOT's final voucher payment to the Contractor, after all quantities are verified, and any required adjustments have been made. The cost of the work for which MaineDOT will bill the Municipality shall be determined by the contract prices and the completed quantities of the work items or, in the event of termination, the local share of Project development cost to the point of termination as stipulated above. The final invoice will include the Municipality's share of any remaining costs.

Invoicing Schedule: The Municipal Payment Schedule shown below includes estimated invoicing dates based upon the estimated schedule and estimated cost of the Project:

Municipality Name	Receivable Amount	Estimated Invoice Date
City of Portland	\$589,000.00	7/1/2025
City of Portland	\$0.00	11/1/2025
City of Portland	\$0.00	3/1/2026
Total Receivable Amount:	\$589,000.00	

<u>Project Information</u> <u>Municipality Name: PORTLAND</u> <u>Federal Aid Project #: 2819800</u> <u>WIN: 28198.00</u>

APPENDIX C

ADDITIONAL WORK

MAINE DEPARTMENT OF TRANSPORTATION

Transportation Improvement Project

1. Description of Work Being Added to Project by the Municipality:

Remove and rebuild existing concrete pedestrian ramps, sidewalks and driveways at various locations along the project that are not being removed and rebuilt by the Department. Improve pedestrian access to the Deering Oaks Park west entrance on Deering Avenue. Install traffic calming measures on Deering Avenue between Noyes Street and Pitt Street

2. The Municipality agrees to furnish all plans, specifications and estimates necessary to include additional work under the Project; No ☐ - Disregard this Section, or Yes ☒ - as follows:

- a) All plans and specifications shall conform to the standards used by MaineDOT as set forth in the latest version of its "Highway Design Guide" and "Standard Details" and comply with MaineDOT's Utility Accommodation Rules.
- b) All plans shall be size "D" drawings measuring 22 inches by 36 inches reproducible in black and white print.
- c) All specifications shall be printed on 8-1/2 inch wide by 11 inch long paper suitable for binding in MaineDOT's proposal book.
- d) The Municipality shall provide a detailed engineer's estimate of the cost of such additional work calculated in a manner acceptable to MaineDOT and allowable for bidding. The Municipality agrees that all cost information developed for such bidding shall be kept confidential pursuant to the provisions of Title 23 of the Maine Revised Statutes Annotated (M.R.S.A.) Section 63.
- e) The Municipality shall obtain all permits, licenses, releases and approvals necessary or incidental to the additional work described in Section 1 above.
- f) The submission of all plans, specifications and estimates; as well as all permits, licenses, releases and approvals shall be done in such a timely manner as not to unreasonably delay MaineDOT's schedule for soliciting bids to construct the Project.
- g) The Municipality may utilize the electronic exchange of CADD data; the Municipality must accept pertinent electronic input data as specified by MaineDOT. A copy of MaineDOT's specifications can be found on its website under Business and CADD support. It is the responsibility of the Municipality to translate this data into other formats required for use in their design software.

3. Following solicitation of competitive bids for the Project under Paragraph D of the Agreement; but before award of a contract to construct the Project that includes additional work as described in Section 1 above; action must be taken by the Municipality:

Not Applicable ☐ - *Disregard this Section*, or Applicable ☒ - as follows:

- a) If the bid price received for such additional work exceeds the detailed engineers estimate by any more than ten (10%) percent, the Municipality may reject such bid price by notifying MaineDOT in writing within five (5) business days following the opening of such bids. The Municipality may waive such right by doing so in writing anytime prior to or during such period. Otherwise, all decisions pertaining to the acceptance of bids and the award of any construction contract shall be the sole discretion of MaineDOT.
- b) If the bid price for such additional work is acceptable to the Municipality, the Municipality shall pay MaineDOT, an amount equal to the Municipality's share of the estimated cost of such additional work based upon the prices of the successful bidder. Following receipt of payment, MaineDOT agrees to award a contract to construct the Project including the additional work.
- c) The parties agree that any additional adjustments to the amount of any payment or deposit made pursuant to the provisions of subparagraph b) above because of any differences between estimated and actual quantities which effects the actual cost of such additional work shall be due and payable upon determination of final quantities, unless MaineDOT determines that the actual cost of such additional work is expected to differ measurably from the amount of such payment, due to changes in quantities placed or work performed during the period of construction.

TEDOCS #: _____

CT#: _____

CSN#: _____

Program: _____

MAINE DEPARTMENT OF TRANSPORTATION UTILITY RECEIVABLE AGREEMENT

(MaineDOT Use Only)

Project Location: Portland
State WIN #: 028198.00
Federal Aid Project #: 2819800

Estimated Agreement Amount: \$ 152,000
Vendor Customer #: 17A12144
MaineDOT Signed Date: _____
Forecasted Agreement End Date: December 16, 2024

THIS AGREEMENT, entered into the last date signed herein at the end of this agreement, between the **Maine Department of Transportation** (hereafter the “Department”) and **CITY OF PORTLAND**, duly authorized and existing under the Laws of the State of Maine and having an office in the City of Portland, County of Cumberland (the “Utility”) (the Department and the Utility are collectively referred to as the “Parties”).

1. The Department is implementing a transportation project identified as “Federal Aid Project Number 2819800; WIN: 028198.00 (the “Project”) for highway improvements in the City of Portland, Cumberland County;
2. In connection with the Project, the Department has prepared plans and specification for the Project that resulted in the following determination:

X The Utility has expressed an interest in installing new utility facilities within the limits of the public highway right-of-way and the impact limits of the Project (the “Affected Facilities”).
3. The Affected Facilities consist of adjusting 76 sewer manholes to grade for the **City of Portland on Deering Avenue/Route 25/Route 9/Woodford Street**.
4. The Utility has prepared and provided to the Department the scope of work necessary for relocating or installing the Affected Utilities (the “Utility Work”) and the estimated costs associated therewith, which are outlined in **Appendix A**, attached hereto and made a part hereof. The costs associated with the Utility Work are the sole responsibility of the Utility.

5. The Parties wish to establish a process for including the Utility Work in the Department's construction contract for the Project.

NOW, THEREFORE, the Parties agree as follows:

6. Plans, Specifications and Estimate:

- a. The Utility shall, at its own expense, perform and provide all engineering, design and related services related to the Utility Work necessary to enable the Department and/or its consultant to generate construction plans, specifications and an estimate of material quantities for the Utility Work to be included in the Project contract. The Utility will be responsible for locating and recording the location of all Utility Work, including services and other appurtenances within the Project area. To the extent possible and consistent with laws, practices and policies of the Department and the industry, the Utility Work shall be performed in accordance with the plans and specifications provided by the Utility and, if applicable, the most recent version of the Department's Standard Specifications.
- b. All plans shall be on sheets of the same size used by the Department and be reproducible by black and white printing. Specifications shall be on 8 ½ x 11-inch paper, suitable for binding with the Department's specifications. The estimate of quantities shall be in the form prescribed by the Department. In the event of field changes to the Utility Work, the Utility shall prepare any additional plans and specifications and the Department shall prepare a Project change order and amend this Agreement incorporating any changes therein. All plans and specifications will be marked with the Federal Aid Project Number referenced in this Agreement.
- c. The Utility will provide the Department with the plans, specifications and an updated estimate as described in Appendix A no later than one month prior to the scheduled advertise date for the Project.
- d. The Utility shall be responsible for obtaining a Utility Location Permit from the Department in accordance with Title 35-A M.R.S.A. Chapter 25 and for recording the location of all utilities in a manner and form to be specified by the Department.

Standard Approach: The Department will prepare the Project contract documents to include the Utility Work specified in Appendix A. The Utility agrees to have these items included in the Department's Project construction contract. Bidders will be required to bid both the Project work and the Utility Work. The Utility Work will be paid for by the Utility, and any changes that increase the Utility Work estimate or amount will be paid for through a written modification of this agreement approved by both the Utility and the Department.

7. Inspection:

- a. The Utility shall be responsible for providing all engineering and inspection associated with the Utility Work including computing quantities for payment and other incidental and related work unless otherwise stated herein. By the end of each work day, whenever Utility Work is performed, the Utility will provide the Department's on-site representative with an itemized summary of all the Utility Work completed.
- b. The Department shall provide inspection of the quality and compaction of backfill installed in connection with the construction contract, excluding bedding and other special backfills and materials used in the installation of the Utility Work.
- c. If the Utility Work is included in the Project contract pursuant to Section 6.e. above, the Utility agrees to the following:
 - i. Should the Utility find the Project contractor's materials or workmanship to be insufficient in any way, the Utility agrees to inform the Department's on-site representative as soon as possible, but no later than the end of the day in which the problem is identified.
 - ii. As administrator to the construction contract, the Department's on-site representative shall be responsible for authorizing all payments relating to the Utility Work, issuing all directives to the Project's contractor and making the final determination in the event of any disagreements.

8. Ownership of Completed Utilities: Upon completion of the Utility Work the Utility shall assume complete ownership of, and responsibility for, the utility facilities installed in connection with the Utility Work.

9. Claims: The Utility shall be responsible for the prompt review and settlement of any claims arising from or related to the Utility Work or its impact on the Project.

10. Indemnification: The Utility shall indemnify, defend and hold harmless the Department and its officers, employees, agents and assigns, from and against any and all claims, liability or expenses, including but not limited to reasonable attorney's fees and litigation costs (the "Claims"), to the extent such Claims are caused, or alleged to have been caused, by acts or omissions of the Utility or any of its officers, employees, agents, representatives, supervisors, contractors, subcontractors or consultants in connection with the performance of its obligations under this Agreement. Nothing in this Agreement is intended or shall be construed to waive any defense, immunity or limitation of liability that may be available to the Department or the Utility pursuant to the Maine Tort Claims Act (14 M.R.S. § 8101 *et seq.*) or any other privileges or immunities provided by law. The terms outlined in this section shall survive any termination or expiration of this Agreement.

11. **Buy America Requirements:** This agreement is subject to the requirements of Buy America in accordance with Federal Regulation 23 CFR 635.410 Section 1518. Specific requirements are presented in MaineDOT Standard Specification Section 100, Appendix A, Section 3.A., Buy America which are incorporated and made a part hereof by reference.
12. **Subsequent Excavations and/or Installations:** Except in the case of an emergency, the Utility acknowledges and agrees to refrain from applying for a permit for the excavation of the highway within the limits of the Project for a period of at least 3 years following the completion of the Project, and agrees to make all necessary notifications to abutters and occupants of the highway as otherwise required of any municipal government under the provisions of 23 M.R.S.A. § 3351. In all cases, whether an excavation moratorium as described above applies, or as in the case of Light Capital Paving projects where no excavation moratorium applies, the Utility further acknowledges and agrees that all subsequent excavations and/or installations within the right-of-way of the Project limits shall be regulated and controlled in the manner specified by the most recent version of the Department's *"Utility Accommodation Rules"*, which are incorporated and made a part hereof by reference. The terms outlined in this section shall survive any termination or expiration of this Agreement.
13. **Non-Appropriation and Termination:** Anything herein to the contrary notwithstanding, the Utility acknowledges and agrees that, although the execution of this Agreement by the Department manifests the Department's intent to honor its terms and to seek funding to fulfill any obligations arising hereunder, by law any such obligations are subject to available budgetary appropriations by the Maine Legislature and, therefore, this Agreement does not create any obligation on behalf of the Department in excess of such appropriations. In the event of unanticipated impacts on the Project, such as, changes in the Project design, or a loss in Project funding, or a delay in advertising or awarding of the contract, the Department may postpone, suspend, abandon or otherwise terminate this Agreement upon thirty (30) days written notice to the Utility and in no event shall any such action be deemed a breach of contract.
14. **Payment:** If the Utility Work is included in the Project contract pursuant to Section 6.e. above, the Utility agrees to reimburse the Department for the full amount of the cost of the utility work. A detailed breakdown of the anticipated cost of the Utility Work is attached hereto and incorporated herein as Appendix A. The Department will issue a final invoice after all the Utility Work is complete, all quantities are verified, and any required adjustments have been made. The Department, at its sole discretion, may issue periodic invoices for portions of the Utility Work as it is being completed. The final invoice will include any remaining costs or credits. The Utility shall submit payment to the Department within 30 days from the invoice date.

15. Contact Information:

For the Department:

Name: David Ouellette
Address: 16 Statehouse Station
Augusta, ME 04333
E-mail: david.ouellette@maine.gov
Telephone: 207-441-7965

For the Utility:

Name: Lauren Andersen
Address: 212 Canco Road
Portland, ME 04103
E-mail: landersen@portlandmaine.gov
Telephone: 207-874-8844

16. No Relief of Responsibilities: Nothing in this agreement is intended, nor shall be interpreted, to relieve the Utility of any responsibilities or duties imposed upon it by law.

IN **WITNESS WHEREOF**, the Parties hereto have executed this Agreement effective on the date last signed below.

CITY OF PORTLAND

By: _____

Print Name: Danielle West

City Manager
Duly Authorized

DATE: _____

**STATE OF MAINE
DEPARTMENT OF TRANSPORTATION**

By: _____

Print Name: Ryan Hodgman

Sr. Project Manager
Duly Authorized

DATE: _____

APPENDIX A
PROJECT SCOPE

MAINE DEPARTMENT OF TRANSPORTATION
UTILITY RECEIVABLE AGREEMENT

CITY OF PORTLAND
Portland, ME

FEDERAL AID PROJECT NO. 2819800
STATE PROJECT IDENTIFICATION NUMBER (WIN) 028198.00

Project Scope: Adjust 76 sewer manholes to grade for the City of Portland

ESTIMATE OF UTILITY WORK:

Item #	Pay Item	Estimated Quantity/Unit	Unit Price	Utility Cost
812.162	ADJUST SEWER MANHOLE TO GRADE	76 EA	2,000	152,000
Total Cost:				152,000

ESTIMATED PAYMENT SCHEDULE:

Utility	Payment Amount	Estimated Invoice Date
City of Portland	\$152,000	December 16, 2025

MEMORANDUM
City Council Agenda Item

DISTRIBUTE TO: City Manager, Mayor, Greg Jordan, Annie James

FROM: Lauren Andersen and Emily Bolt, Department of Public Works

DATE: March 3, 2025

SUBJECT: Maine Department of Transportation – Municipal/State Agreement
– Improvements to Woodfords Street and Deering Avenue

SPONSOR: Danielle West, City Manager

COUNCIL MEETING DATE ACTION IS REQUESTED:

1st reading: 3/17/25 **Final Action:** 4/7/25

Can action be taken at a later date: ____ Yes X No (If no why not?)

This agreement must be approved by City Council and signed by the City Manager prior to the project starting design and going out to bid. DOT is scheduled to start design in February and advertise in March; the agreement must be signed prior to starting any design work. Historically with an earlier bid date bid pricing will be improved.

PRESENTATION: (List the presenter(s), type and length of presentation)

Not Applicable

I. ONE SENTENCE SUMMARY

City Council is being asked to approve the attached Municipal/State Agreement, which would allow MaineDOT to move ahead with its plans to improve and pave Woodford Street – Forest Avenue to Brighton Avenue and Deering Avenue - Woodford Street to Park Avenue, a total of approximately 1.90 miles. The agreement obligates the City to pay a portion of the project costs.

II. AGENDA DESCRIPTION

This project is part of MaineDOT's Cyclical Pavement Resurfacing (CPR) Program. The State administers the project and typically a standard cost per mile is paid by the state. The City has requested additional Americans with Disabilities Act (ADA) work to be added to this project which will be 100% City contribution. By signing the partnership agreement, it enables MaineDOT to proceed with the project and obligates the City to pay for 0% of the original estimated project cost; the City share is estimated to be \$589,000 for the additional ADA work. The City is also obligated to pay 100% of manhole adjustments, the cost of which is estimated to be \$152,000 which are part of the Utility Agreement.

III. BACKGROUND

The Woodford Street and Deering Avenue paving project is part of MaineDOT's 2025 work plan. The scope of the project work includes a mill and fill, curb work, sidewalk work, ADA ramp reconstruction, and re-striping after final paving. The City has requested additional ADA ramp improvements and additional concrete sidewalk replacement due to the high pedestrian

activity in this area and the condition of the ramps and sidewalk. DOT's original scope does not include ADA ramp reconstruction on side streets and there are portions of sidewalk in disrepair that were not included in the original scope. Addressing these items when there is a contractor in the area is the most economical way to address this lacking infrastructure. In addition, it is important that these areas are addressed because this area is part of a school network and vital to pedestrians. The City is responsible for 100% of these added work costs.

IV. INTENDED RESULT AND OR COUNCIL GOAL ADDRESSED

The Woodford Street and Deering Avenue project will improve the pavement surface and ride quality on two regionally important minor arterials. The project will improve sidewalk and ADA ramps for a better and safer pedestrian experience. DOT will pay for a majority of the project costs.

V. FINANCIAL IMPACT

The City is obligated to pay 100% of the estimated project cost for the additional work requested by the municipality, or \$589,000, for sidewalk and ADA improvements as well as \$152,000 for utility adjustments and 100% of any overages due to added scope or unforeseen conditions in the project area. The total City cost of this project, estimated to be \$732,000, would be paid from FY26 CIP account that will be created for this project. This has been requested as part of the FY26 CIP requests. The cost for utility adjustments will come from a Water Resources Account established for this type of utility work required on paving projects. Any additional funds needed will come from FY25 CIP Sidewalk Account. A fiscal impact note is attached with this agenda request.

VI. STAFF ANALYSIS AND BACKGROUND THAT WILL NOT APPEAR IN THE AGENDA DESCRIPTION

Both roads in this project are Minor Arterials in the City of Portland with an AADT of almost approximately 9,200 on cars per day. These roads are major connectors in Portland, and have a large pedestrian presence and with areas within a school zone. Both roads were ranked between Fair and Very Poor Pavement Condition Index (depending on location) when it was last evaluated in 2022. Without this project, these roads will continue to decline and the ramps and sidewalk will remain non-compliant and hazardous for pedestrians.

VII. RECOMMENDATION

The Department of Public Works recommends approving and signing the subject agreement to allow the State to improve Woodford Street between Forest Avenue and Brighton Avenue and Deering Avenue between Forest Avenue and Park Avenue in 2025.

VIII. LIST ATTACHMENTS

MaineDOT Municipal/State Agreement – Proposed Improvements to Woodford Street and Deering Avenue
Project Location Map
Fiscal Impact Note
Utility Agreement for WIN 28198.00

FISCAL IMPACT NOTE New Program Cost Data:	Year 1		Year 2		Year 3	
	City Rate	City / Sch Combined Rate	City Rate	City / Sch Combined Rate	City Rate	City / Sch Combined Rate
Example:						
ADD: NEW ITEM ANNUAL EXPENDITURES		\$0		\$732,000		\$732,000
LESS: TOTAL NEW ITEM ANNUAL REVENUES		\$0		\$0		\$0
=NEW ITEM NET TAX RATE IMPACT PROJECT	\$0	\$0	\$732,000	\$732,000	\$732,000	\$732,000
New Program Impact to the Mil Rate	\$0.0000	\$0.0000	\$0.0927	\$0.0927	\$0.0927	\$0.0927
New Program % Impact on Mil Rate	0.0000%	0.0000%	0.8171%	0.4122%	0.8171%	0.4122%
Mil Rate Including New Program	\$11.3400	\$22.4800	\$11.4327	\$22.5727	\$11.4327	\$22.5727

Notes: The CIP impact will begin in 2025 and remain for the 20 year life of the bond.



CITY OF PORTLAND, MAINE
DEPT. OF PUBLIC WORKS
212 CANCO RD STE B
PORTLAND, MAINE 04101
PHONE (207) 874-8846 FAX (207) 874-8852

PROPOSED IMPROVEMENTS TO WOODFORD STREET, ROUTE 9, DEERING AVENUE, ROUTE 25



FEBRUARY 2025

DRAWN BY: TSY

0 0.07 0.15 0.3
Miles

MARK DION (MAYOR)
PIOUS ALI (A/L)
APRIL D. FOURNIER (A/L)
BENJAMIN GRANT (A/L)

CITY OF PORTLAND
IN THE CITY COUNCIL

SARAH MICHNIEWICZ (1)
WESLEY PELLETIER (2)
REGINA L. PHILLIPS (3)
ANNA BULLETT (4)
KATE SYKES (5)

**ORDER APPROVING AGREEMENTS BETWEEN THE MAINE DEPARTMENT OF
TRANSPORTATION AND THE CITY OF PORTLAND
RE: IMPROVEMENTS TO WOODFORD STREET, ROUTE 9, DEERING AVENUE,
AND ROUTE 25**

ORDERED, that the Agreements between the Maine Department of Transportation (MaineDOT) and the City of Portland for improvements to Woodford Street, Route 9, Deering Avenue, and Route 25 are hereby approved in substantially the form attached hereto:

- WIN 28198.00, MaineDOT Municipal-State Agreement for Proposed Improvements to Woodford Street, Route 9, Deering Avenue, and Route 25
- WIN 028198.00 Maine DOT Utility Receivable Agreement for adjusting sewer manholes on Woodford Street, Route 9, Deering Avenue, and Route 25

BE IT FURTHER ORDERED, that the City Council hereby authorizes the City Manager or designee to execute said Agreements and any other related documents necessary or convenient to carry out the intent of said Agreements.

MEMORANDUM
City Council Agenda Item

FROM: Emily Bolt, Project Engineer
DATE: March 18, 2025
SUBJECT: Order 152-24/25 Order Approving Agreements Between The Maine Department Of Transportation and The City Of Portland Re: Improvements to Route 22 (Congress Street), West Commercial Street, and Fore River Parkway - Sponsored by Danielle P. West, City Manager

SPONSOR:

(If sponsored by a Council committee, include the date the committee met and the results of the vote.)

COUNCIL MEETING DATE ACTION IS REQUESTED:

1st Reading 3/17/2025

Final

Action 4/7/2025

Can action be taken at a later date: No This agreement must be approved by City Council and signed by the City Manager prior to the project starting design and going out to bid. DOT is scheduled to start design in April and advertise in April the agreement must be signed prior to starting any design work. Historically with an earlier bid date bid pricing will be improved.

Does this item involve a new contract with the City: Yes

PRESENTATION: N/A

I. SUMMARY

City Council is being asked to approve the attached Municipal/State Agreement, which would allow MaineDOT to move ahead with its plans to improve and pave Congress Street - Stevens Avenue to Fore River Parkway, West Commercial Street – Valley Street to Portland Yacht Services, and Fore River Parkway – Thompsons Point Road to Valley Street, a total of approximately 2.89 miles. The agreement obligates the City to pay a portion of the project costs.

II. AGENDA DESCRIPTION

This project is part of MaineDOT's Heavy Treatment Program for Arterial streets. The State administers the project and typically the majority of project costs are paid by the State and Federal government. The City has requested additional Americans with Disabilities Act (ADA) work to be added to this project which will be 100% City contribution. By signing the partnership agreement, it enables MaineDOT to proceed with the project and obligates the City to pay for 25% of the original estimated project cost; the City share is estimated to be \$104,000. The City is also obligated to pay 100% of manhole adjustments, the cost of which is estimated to be \$86,000 and is part of the Utility Agreement.

This item must be read on two separate days. It received its first reading on March 17. Five affirmative votes are required for passage after public comment.

III. BACKGROUND

The Congress, West Commercial, and Fore River Parkway paving project is part of MaineDOT's 2025 Work Plan. The scope of the project work includes a mill and fill, curb work, sidewalk work, ADA ramp reconstruction, and re-striping after final paving. The City has requested additional ADA ramp improvements due to the high pedestrian activity in this area and

the condition of the ramps and sidewalk. DOT's original scope does not include ADA ramp reconstruction on side streets in the original scope. Addressing these ramps when there is a contractor in the area is the most economical way to address this lacking infrastructure. The City is responsible for 100% of these added work costs.

IV. INTENDED RESULT AND/OR COUNCIL GOAL ADDRESSED

The Congress Street, West Commercial Street, and Fore River Parkway project will improve the pavement surface and ride quality on three regionally important arterials. The project will improve ADA ramps for a better and safer pedestrian experience. DOT will pay for a majority of the project costs.

V. FINANCIAL IMPACT

The City is obligated to pay 25% of the estimated project cost, or \$104,000 for sidewalk and ADA improvements as well as \$86,000 for utility adjustments and 100% of any overages due to added scope or unforeseen conditions in the project area. The total City cost of this project, estimated to be \$200,600, will be paid from FY26 CIP account that will be created for this project. This has been requested as part of the FY26 CIP requests. The cost for utility adjustments will come from a Water Resources Account established for this type of utility work required on paving projects. Any additional funds needed will come from FY25 CIP Sidewalk Account. A fiscal impact note is attached with this agenda request. The MaineDOT using state and federal funding will be paying \$1,228,043.00.

VI. STAFF ANALYSIS AND BACKGROUND

Congress Street is a Principal Arterial and both West Commercial and Fore River Parkway are Minor Arterials in the City of Portland. The estimated AADTs are 23,125, 18,889, and 10,583 cars per day respectively. These roads are very heavily used arterials in Portland. All of the roads were ranked between Fair and Poor Pavement Condition Index (depending on location) when it was last evaluated in 2022. Without this project, these roads will continue to decline and the ramps will remain non-compliant and hazardous for pedestrians.

VII. RECOMMENDATION

The Department of Public Works recommends approving and signing the subject agreement to allow the State to improve Congress Street - Stevens Avenue to Fore River Parkway, West Commercial Street – Valley Street to Portland Yacht Services, and Fore River Parkway – Thompsons Point Road to Valley Street in 2025.

VIII. LIST ATTACHMENTS

1. WINs 26278 27002 27000 Two Party Agreement
2. PORTLAND - 027000.00 _UTILITY RECEIVABLE AGREEMENT _DRAFT
3. WIN 26278, 27000, & 27002- Council Agenda Request - Congress, W _Comm, FRP
4. PORTLAND - 026278.00 _UTILITY RECEIVABLE AGREEMENT _DRAFT
5. PORTLAND - 027002.00 _UTILITY RECEIVABLE AGREEMENT _DRAFT
6. CongressSt_WestCommercialSt_ForeRiverPkwy Map
7. Congress FRP WComm - Fiscal Impact Note
8. Order - MDOT Agreement RE Congress St, West Commercial St, and Fore River Parkway

Prepared by:

Emily Bolt, Project Engineer

Date: 03/18/2025



MaineDOT use only

CTM #: _____
 CSN #: _____
 PROGRAM: _____

MAINE DEPARTMENT OF TRANSPORTATION MUNICIPAL/STATE AGREEMENT

PROPOSED IMPROVEMENTS TO ROUTE 22, (CONGRESS STREET); FORE RIVER PARKWAY

(MaineDOT Use Only)

Project Location: Portland

State WIN #: 26278.00

Federal Aid Project #: 2627800

Estimated Municipal Share: \$104,000.00

Vendor Customer #: 17A12984

Agreement Begin Date: _____

Agreement End Date: (5 years from the date last signed below)

This Agreement is entered into between the **Maine Department of Transportation** (hereafter **MaineDOT**) and the **Municipality of Portland**, a municipal corporation located in the County of Cumberland (hereafter the “Municipality”) (collectively hereinafter the “Parties”).

RECITALS

- A. The scope of work that is the subject of this Agreement consists of making improvements to Route 22, beginning at Interstate 295 Exit 5B Southbound off-ramp and extending west 0.51 miles as well as Fore River Parkway, beginning at Route 22 and extending south 0.21 of a mile. in Portland, Maine, (hereafter the “Project”).
- B. The Parties have a mutual interest in ensuring that the Project is delivered on a reasonable schedule and within the programmed budget, using a process that maximizes communication and cooperation between the Parties.
- C. This Agreement is intended to cover the roles and responsibilities of the Parties during the design, permitting and right-of-way phases of Project development from Project inception through completion of the Project’s Plans, Specifications and Estimate (PS&E). This Agreement is further intended to establish the financial obligations of each Party, including that of full Project development through construction.

AGREEMENT

NOW, THEREFORE, in accordance with the foregoing, the Parties agree as follows:

- D. The following checked appendices are hereby incorporated into this Agreement by reference, and any perpetual maintenance appendices shall survive the expiration of this Agreement:

- ☒ Appendix A – Project scope, cost sharing, and payment schedule (*not required for non-monetary agreements.*)
- ☐ Appendix B – Perpetual Bicycle/Pedestrian Facility Maintenance
- ☐ Appendix B – Perpetual Drainage Maintenance
- ☐ Appendix B – Perpetual Landscape Maintenance
- ☐ Appendix B – Perpetual Operation and Maintenance of Lighting/Flashing Beacon and/or signage with associated light(s)

- ☐ Appendix B – Perpetual Traffic Signal Operation and Maintenance
- ☐ Appendix B – Perpetual Traffic Signal Operation and Shared Maintenance
- ☐ Appendix B – Perpetual Bridge Lighting/Approach Lighting Maintenance & Snow Plowing
- ☒ Appendix C – Additional work requested by Municipality

E. Agreement Administration:

1. MaineDOT agrees to procure and administer a contract to construct the Project in accordance with the plans and specifications developed by MaineDOT. This would include any additional plans, specifications and estimates furnished by the Municipality and approved by MaineDOT. When applicable, refer to Appendix A of this Agreement for the outline of the scope, limits of work and cost sharing.
2. MaineDOT shall be the sole administrator of the contract to construct the Project. MaineDOT will pay all Project costs, subject to cost sharing by the Municipality, when applicable, as specified in this Agreement. Neither MaineDOT nor its contractors will be required to pay for inspections and permits from the Municipality.
3. The Municipality agrees that MaineDOT and its contractors are exempt from all local ordinances, including but not limited to the Municipality Noise Ordinance.
4. Upon acceptance of plans, specifications and estimates (PS&E), MaineDOT shall solicit competitive bids for the Project. Upon acceptance of the lowest acceptable responsive, responsible bid to construct the Project and fulfillment of all terms set forth herein, MaineDOT will submit the information to the Municipality, who will have up to five (5) business days to review the information and notify MaineDOT of any questions or concerns. If MaineDOT is not presented with any questions or concerns in the time allotted all decisions pertaining to the acceptance of the bids, the award and administration of the contract and all payments thereunder shall be the sole discretion of MaineDOT.

F. Changes to Project Scope:

5. The Municipality, at its election, may request that changes be made or work added to the Project during the period of construction, provided the Municipality agrees in writing to pay any additional cost plus an amount not to exceed ten (10%) percent of such construction cost to cover all necessary engineering, inspection and administrative costs associated therewith, unless specified otherwise. All such requests shall be subject to MaineDOT approval. In the event that the cost of these changes or work are approved for federal participation, the Municipality's additional cost may be reduced by the amount of the federal contribution.

G. Traffic Control:

6. The Municipality agrees to allow MaineDOT's contractor to control all traffic through the work areas in accordance with the Traffic Control Plan approved by MaineDOT. The development of the Traffic Control Plan will follow the process outlined below:
 - i. MaineDOT's Project Manager (PM) will, when possible, submit the Project for Traffic Analysis and Movement Evaluation (TAME), approximately one year prior to advertisement. Once the results are received, the PM/Regional Traffic Engineer will

discuss the proposed Project with the Municipality (scope, limits, day or night work, work window, etc).

- ii. The Municipality will comment on their concerns/issues related to the Traffic Control Plan within two (2) weeks of receipt.
- iii. MaineDOT's PM & Designer will incorporate these comments where practical based on engineering judgment.
- iv. If the Municipality desires, a meeting will be held prior to PS&E to review the Project design, Special Provision 105 – Limitations of Operations, Special Provision 107 - Time, etc.

H. Utilities:

- 7. The Municipality will, at no cost to MaineDOT, assure proper adjustment, relocation, or repair of any portion of a utility service, whether above or below ground, that is located within the limits of the highway right-of-way and connected to any municipal utility, which might become necessary to permit construction of the Project. The Municipality agrees to hold MaineDOT harmless from any claims for damages occurring as a result thereof.
- 8. The Municipality agrees that during and after construction it will apply the requirements of the most recent version of MaineDOT's "Utility Accommodation Rules" as the minimum guidelines not withstanding any municipal rules that are more lenient.
- 9. To the extent that it is statutorily responsible therefore, the Municipality agrees to provide utilities, and to maintain all improvements and fixtures constructed, installed or furnished as a part of the Project in such a manner as necessary to preserve the use and function thereof for the expected period of their normal useful life as determined by accepted engineering and/or industry standards. To the extent any warranty exists for said improvements or fixtures, said warranty shall be first relied on by MaineDOT to address maintenance and/or repairs described in this paragraph.

I. Governing Law:

- 10. The Municipality agrees that except for an emergency, or as allowed in 23 M.R.S.A. § 3351-A, it will prohibit the excavation of the highway within the limits of the Project for a period of at least five (5) years after completion of the Project, and agrees to make all necessary notifications to abutters and occupants of the highway as otherwise required of any municipal government under the provisions of 23 M.R.S.A. § 3351. Thereafter, all future excavations within the right-of-way of the Project shall be regulated and controlled in the manner specified by MaineDOT in its most recent "Utility Accommodation Rules", which is incorporated herein and made a part hereof by reference.
- 11. The Parties agree to: comply with and abide by all applicable State and Federal laws, statutes, rules, regulations, standards and guidelines, including the MUTCD and OSHA standards, and Agreement provisions; avoid hindering each other's performance; fulfill all obligations diligently; and cooperate in achievement of the intent of this Agreement.

J. Municipality's Responsibility:

12. When applicable, if the Municipality withdraws its financial support for the Project, leading MaineDOT to terminate the Project, the Municipality shall reimburse MaineDOT fully for all Project costs incurred in reliance on the Municipality's financial obligations outlined herein, including, but not limited to, reimbursement of all federal and state funds expended up to the time of such termination. If the Municipality fails to reimburse MaineDOT for such costs incurred, after receiving an invoice seeking such reimbursement, MaineDOT may exercise its rights of set-off to recover the requested amount.
13. The Municipality agrees to alter, move, relocate or remove, or cause to be, at no cost to the Project, any municipal property, including all fixtures, facilities or monuments, located on, under or above the ground, as necessary to permit construction of the Project, which has not otherwise been provided for during the development of the Project. Any work necessary to do so during the period of construction shall be coordinated with the contractor for the Project.
14. The Municipality will be responsible to keep new or replaced/rehabilitated pedestrian facilities in usable condition including snow and ice control.
15. The Municipality agrees to keep the right-of-way of the Project inviolate from all encroachments and agrees to remove, or cause to be removed, anything that may encroach thereon.
16. When applicable, the Municipality agrees to regulate all entrances to the highway within the limits of the Project in accordance with the provisions of 23 M.R.S.A. § 704.
17. When applicable, the Municipality agrees to limit all on-street parking to the parking spaces as designed and constructed under the Project.

K. Termination:

18. MaineDOT reserves the right to terminate the Project for any reason prior to the award of a contract to construct the Project. MaineDOT also reserves the right to terminate all provisions pertaining to work requested by the Municipality at any time prior to the award of a contract to construct the Project due to failure by the Municipality to comply with any of the conditions and stipulations set forth in this Agreement.
19. MaineDOT may postpone, suspend, abandon or otherwise terminate this Agreement upon thirty (30) days written notice to the Municipality and in no event shall any such action be deemed a breach of contract. Postponement, suspension, abandonment or termination may be taken for any reason by MaineDOT or specifically as the result of any failure by the Municipality to perform any of the services required under this Agreement to MaineDOT's satisfaction.

In the event of Project termination, all provisions of this Agreement shall become null and void except for the financial obligations set forth herein, as well as those *provisions that by their very nature are intended to survive*.

L. Miscellaneous Provisions:

20. **Debarment.** The Municipality certifies, by signing this Agreement, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal department or agency. If the Municipality is unable to certify to this statement, it shall attach an explanation to this

Agreement. The Municipality shall promptly notify MaineDOT if it or its principals becomes debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

21. All provisions of this Agreement, *except those that by their very nature are intended to survive*, shall expire at Project final voucher, or upon final payment by the Municipality of any Project costs as hereinbefore provided, whichever occurs later.
22. **State of Maine's Rights of Set-Off.** MaineDOT shall have all of its common law, equitable and statutory rights of set-off. These rights shall include, but not be limited to, the State of Maine's option to withhold for the purposes of set-off monies due the Municipality under a specific project contract up to any amounts due and owed to MaineDOT with regard to this Agreement, and any other agreement/contract with any State of Maine department or agency, including any agreement/contract for a term commencing prior to the term of this Agreement, plus any amounts due and owed to the State of Maine for any reason including without limitation, tax delinquencies, fee delinquencies or monetary penalties relative thereto. MaineDOT shall exercise its set-off rights in accordance with normal State practices including, in cases of set-off pursuant to an audit, the finalization of such audit by MaineDOT, its representatives, or the State Controller. When applicable, MaineDOT reserves the right to withhold or reduce future Local Road Assistance payments to the Municipality for purposes of set-off to recover the amount owed.
23. **Non-Appropriation.** Anything herein to the contrary notwithstanding, the Municipality acknowledges and agrees that although the execution of this agreement by MaineDOT manifests its intent to honor its terms and to seek funding to fulfill any obligations arising hereunder, by law any such obligations are subject to available budgetary appropriations by the Maine Legislature and, therefore, this agreement does not create any obligation on behalf of MaineDOT in excess of such appropriations.
24. **Assignment.** No assignment of this agreement is contemplated, and in no event shall any assignment be made without the express written permission of MaineDOT.
25. **Notice.** Any communications, requests or notices required or appropriate to be given under this Agreement shall be in writing and may be sent via email which shall satisfy the delivery requirements of this section through express acknowledgement of receipt by the receiving party. Alternatively, communications can be mailed via U.S. Mail, Certified or Registered, Return Receipt Requested or sent via a recognized commercial carrier such as, but not limited to Federal Express, that requires a return receipt delivered to the sending party. Said communications, requests or notices shall be sent to the other party as follows:

MaineDOT: Maine Department of Transportation
 24 Child Street
 16 State House Station
 Augusta, ME 04333-0016
 Attn.: Ryan Hodgman
 Email: ryan.hodgman@maine.gov

Municipality: City of Portland
212 Canco Road, Suite B
Portland, ME 04103
Attn.: Jeremiah Bartlett PE
Email: jbartlett@portlandmaine.gov

IN WITNESS WHEREOF, the Parties hereto have executed this AGREEMENT effective on the day and date last signed below.

MUNICIPALITY OF PORTLAND

MAINE DEPARTMENT OF TRANSPORTATION

By: _____
Danielle West, City Manager

By: _____
Todd Pelletier, P.E., Director
Bureau of Project Development

(Date Signed)

(Date Signed)

I certify that the signature above is true and accurate. I further certify that the signature, if electronic: (a) is intended to have the same force as a manual signature; (b) is unique to myself; (c) is capable of verification; and (d) is under the sole control of myself.

Original

Y

Modification

MOD No.

APPENDIX A
PROJECT SCOPE AND COST SHARING
MAINE DEPARTMENT OF TRANSPORTATION
MUNICIPAL/STATE AGREEMENT
Transportation Improvement Project

MUNICIPALITY OF PORTLAND

PROPOSED IMPROVEMENTS TO ROUTE 22, FORE RIVER PARKWAY

FEDERAL AID PROJECT NO. 2627800

STATE PROJECT IDENTIFICATION NUMBER (WIN) 26278.00

Project Scope:

Route 22, beginning at Interstate 295 Exit 5B Southbound off-ramp and extending west 0.51 miles. Fore River Parkway, beginning at Route 22 and extending south 0.21 of a mile.

Funding Outline:

The Total Project Estimated Cost is \$ 1,332,043.00 , and the Parties agree to share costs through all stages of the Project under the terms outlined below.

Work Element	Municipal Share		Project Share				Total Cost
			Federal	Portion	MaineDOT (State) Portion		
	%	\$	%	\$	%	\$	\$
Preliminary Engineering	0.0%	\$ -	80.0%	\$ 20,903.20	20.0%	\$ 5,225.80	\$ 26,129.00
Right of Way	0.0%	\$ -	80.0%	\$ -	20.0%	\$ -	\$ -
Construction	0.0%	\$ -	80.0%	\$ 905,790.40	20.0%	\$ 226,447.60	\$ 1,132,238.00
Construction Engineering	0.0%	\$ -	80.0%	\$ 55,740.80	20.0%	\$ 13,935.20	\$ 69,676.00
PROJECT SHARES		\$ -		\$ 982,434.40		\$ 245,608.60	\$ 1,228,043.00
Total Cost of Additional Work Requested by Municipality (Below)	100.0%	\$ 104,000.00					
TOTAL ESTIMATED MUNICIPAL SHARE (Receivable Amount)		\$ 104,000.00					

(Check if applicable)

☒ **Additional Work as outlined in Appendix C to this Agreement.**

Funding Outline: The Municipality agrees to pay 100% of the costs for the work outlined below.

Additional Work		Cost: 100% Municipal Share	
16 concrete pedestrian ramps including curb reset and detectable warning fields		\$	90,000.00
Loam, seed, mobilization and other incidentals		\$	14,000.00
TOTAL COST OF ADDITIONAL WORK REQUESTED BY MUNICIPALITY		\$	104,000.00

Payment:

The Municipality shall submit payment to MaineDOT within 30 days from the invoice date.

1. Prior to award of the contract for Project construction, the Municipality will be invoiced a portion of its share of the cost of the Project.

Invoicing will include the following:

- a. 100% of the local share of the Preliminary Engineering and Right of Way costs; plus
- b. Fifty percent (50%) of the local share of the Construction and Construction Engineering cost based on the total bid price of the Project; plus
- c. 100% of all additional work requested by the Municipality.

2. Final Voucher Payment to the Contractor. A final bill will be created following MaineDOT's final voucher payment to the Contractor, after all quantities are verified, and any required adjustments have been made. The cost of the work for which MaineDOT will bill the Municipality shall be determined by the contract prices and the completed quantities of the work items or, in the event of termination, the local share of Project development cost to the point of termination as stipulated above. The final invoice will include the Municipality's share of any remaining costs.

Invoicing Schedule: The Municipal Payment Schedule shown below includes estimated invoicing dates based upon the estimated schedule and estimated cost of the Project:

Municipality Name	Receivable Amount	Estimated Invoice Date
City of Portland	\$104,000.00	5/1/2025
City of Portland	\$0.00	11/1/2025
City of Portland	\$0.00	3/1/2026
Total Receivable Amount:	\$104,000.00	

Project Information
Municipality Name: PORTLAND
Federal Aid Project #: 2627800
WIN: 26278.00

APPENDIX C
ADDITIONAL WORK

MAINE DEPARTMENT OF TRANSPORTATION
Transportation Improvement Project

1. Description of Work Being Added to Project by the Municipality:

Remove and rebuild 16 existing concrete pedestrian ramps at the side street listed below that are not being removed and rebuilt by the Department

West Gate East entrance (2)

JCA entrance (2)

Mitton Street (2)

Powland Street (2)

Davis Street (2)

Frances Street (2)

Edwards Street (2)

Craigie Street (2)

2. The Municipality agrees to furnish all plans, specifications and estimates necessary to include additional work under the Project; No ☐ - Disregard this Section, or Yes ☒ - as follows:

- a) All plans and specifications shall conform to the standards used by MaineDOT as set forth in the latest version of its "Highway Design Guide" and "Standard Details" and comply with MaineDOT's Utility Accommodation Rules.
- b) All plans shall be size "D" drawings measuring 22 inches by 36 inches reproducible in black and white print.
- c) All specifications shall be printed on 8-1/2 inch wide by 11 inch long paper suitable for binding in MaineDOT's proposal book.
- d) The Municipality shall provide a detailed engineer's estimate of the cost of such additional work calculated in a manner acceptable to MaineDOT and allowable for bidding. The Municipality agrees that all cost information developed for such bidding shall be kept confidential pursuant to the provisions of Title 23 of the Maine Revised Statutes Annotated (M.R.S.A.) Section 63.
- e) The Municipality shall obtain all permits, licenses, releases and approvals necessary or incidental to the additional work described in Section 1 above.
- f) The submission of all plans, specifications and estimates; as well as all permits, licenses, releases and approvals shall be done in such a timely manner as not to unreasonably delay MaineDOT's schedule for soliciting bids to construct the Project.

- g) The Municipality may utilize the electronic exchange of CADD data; the Municipality must accept pertinent electronic input data as specified by MaineDOT. A copy of MaineDOT's specifications can be found on its website under Business and CADD support. It is the responsibility of the Municipality to translate this data into other formats required for use in their design software.

3. Following solicitation of competitive bids for the Project under Paragraph D of the Agreement; but before award of a contract to construct the Project that includes additional work as described in Section 1 above; action must be taken by the Municipality:

Not Applicable ☐ - *Disregard this Section*, or Applicable ☒ - as follows:

- a) If the bid price received for such additional work exceeds the detailed engineers estimate by any more than ten (10%) percent, the Municipality may reject such bid price by notifying MaineDOT in writing within five (5) business days following the opening of such bids. The Municipality may waive such right by doing so in writing anytime prior to or during such period. Otherwise, all decisions pertaining to the acceptance of bids and the award of any construction contract shall be the sole discretion of MaineDOT.
- b) If the bid price for such additional work is acceptable to the Municipality, the Municipality shall pay MaineDOT, an amount equal to the Municipality's share of the estimated cost of such additional work based upon the prices of the successful bidder. Following receipt of payment, MaineDOT agrees to award a contract to construct the Project including the additional work.
- c) The parties agree that any additional adjustments to the amount of any payment or deposit made pursuant to the provisions of subparagraph b) above because of any differences between estimated and actual quantities which effects the actual cost of such additional work shall be due and payable upon determination of final quantities, unless MaineDOT determines that the actual cost of such additional work is expected to differ measurably from the amount of such payment, due to changes in quantities placed or work performed during the period of construction.

TEDOCS #: _____

CT#: _____

CSN#: _____

Program: _____

MAINE DEPARTMENT OF TRANSPORTATION UTILITY RECEIVABLE AGREEMENT

(MaineDOT Use Only)

Project Location: Portland
State WIN #: 027000.00
Federal Aid Project #: 2700000

Estimated Agreement Amount: \$ 18,000
Vendor Customer #: 17A12144
MaineDOT Signed Date: _____
Forecasted Agreement End Date: December 16, 2024

THIS AGREEMENT, entered into the last date signed herein at the end of this agreement, between the **Maine Department of Transportation** (hereafter the “Department”) and **CITY OF PORTLAND**, duly authorized and existing under the Laws of the State of Maine and having an office in the City of Portland, County of Cumberland (the “Utility”) (the Department and the Utility are collectively referred to as the “Parties”).

1. The Department is implementing a transportation project identified as “Federal Aid Project Number 2700000; WIN: 027000.00 (the “Project”) for highway improvements in the City of Portland, Cumberland County;
2. In connection with the Project, the Department has prepared plans and specification for the Project that resulted in the following determination:

X The Utility has expressed an interest in installing new utility facilities within the limits of the public highway right-of-way and the impact limits of the Project (the “Affected Facilities”).

3. The Affected Facilities consist of adjusting 2 sewer manholes to grade for the **City of Portland on West Commercial Street**.
4. The Utility has prepared and provided to the Department the scope of work necessary for relocating or installing the Affected Utilities (the “Utility Work”) and the estimated costs associated therewith, which are outlined in **Appendix A**, attached hereto and made a part hereof. The costs associated with the Utility Work are the sole responsibility of the Utility.

5. The Parties wish to establish a process for including the Utility Work in the Department's construction contract for the Project.

NOW, THEREFORE, the Parties agree as follows:

6. Plans, Specifications and Estimate:

- a. The Utility shall, at its own expense, perform and provide all engineering, design and related services related to the Utility Work necessary to enable the Department and/or its consultant to generate construction plans, specifications and an estimate of material quantities for the Utility Work to be included in the Project contract. The Utility will be responsible for locating and recording the location of all Utility Work, including services and other appurtenances within the Project area. To the extent possible and consistent with laws, practices and policies of the Department and the industry, the Utility Work shall be performed in accordance with the plans and specifications provided by the Utility and, if applicable, the most recent version of the Department's Standard Specifications.
- b. All plans shall be on sheets of the same size used by the Department and be reproducible by black and white printing. Specifications shall be on 8 ½ x 11-inch paper, suitable for binding with the Department's specifications. The estimate of quantities shall be in the form prescribed by the Department. In the event of field changes to the Utility Work, the Utility shall prepare any additional plans and specifications and the Department shall prepare a Project change order and amend this Agreement incorporating any changes therein. All plans and specifications will be marked with the Federal Aid Project Number referenced in this Agreement.
- c. The Utility will provide the Department with the plans, specifications and an updated estimate as described in Appendix A no later than one month prior to the scheduled advertise date for the Project.
- d. The Utility shall be responsible for obtaining a Utility Location Permit from the Department in accordance with Title 35-A M.R.S.A. Chapter 25 and for recording the location of all utilities in a manner and form to be specified by the Department.

Standard Approach: The Department will prepare the Project contract documents to include the Utility Work specified in Appendix A. The Utility agrees to have these items included in the Department's Project construction contract. Bidders will be required to bid both the Project work and the Utility Work. The Utility Work will be paid for by the Utility, and any changes that increase the Utility Work estimate or amount will be paid for through a written modification of this agreement approved by both the Utility and the Department.

7. Inspection:

- a. The Utility shall be responsible for providing all engineering and inspection associated with the Utility Work including computing quantities for payment and other incidental and related work unless otherwise stated herein. By the end of each work day, whenever Utility Work is performed, the Utility will provide the Department's on-site representative with an itemized summary of all the Utility Work completed.
- b. The Department shall provide inspection of the quality and compaction of backfill installed in connection with the construction contract, excluding bedding and other special backfills and materials used in the installation of the Utility Work.
- c. If the Utility Work is included in the Project contract pursuant to Section 6.e. above, the Utility agrees to the following:
 - i. Should the Utility find the Project contractor's materials or workmanship to be insufficient in any way, the Utility agrees to inform the Department's on-site representative as soon as possible, but no later than the end of the day in which the problem is identified.
 - ii. As administrator to the construction contract, the Department's on-site representative shall be responsible for authorizing all payments relating to the Utility Work, issuing all directives to the Project's contractor and making the final determination in the event of any disagreements.

8. Ownership of Completed Utilities: Upon completion of the Utility Work the Utility shall assume complete ownership of, and responsibility for, the utility facilities installed in connection with the Utility Work.

9. Claims: The Utility shall be responsible for the prompt review and settlement of any claims arising from or related to the Utility Work or its impact on the Project.

10. Indemnification: The Utility shall indemnify, defend and hold harmless the Department and its officers, employees, agents and assigns, from and against any and all claims, liability or expenses, including but not limited to reasonable attorney's fees and litigation costs (the "Claims"), to the extent such Claims are caused, or alleged to have been caused, by acts or omissions of the Utility or any of its officers, employees, agents, representatives, supervisors, contractors, subcontractors or consultants in connection with the performance of its obligations under this Agreement. Nothing in this Agreement is intended or shall be construed to waive any defense, immunity or limitation of liability that may be available to the Department or the Utility pursuant to the Maine Tort Claims Act (14 M.R.S. § 8101 *et seq.*) or any other privileges or immunities provided by law. The terms outlined in this section shall survive any termination or expiration of this Agreement.

11. **Buy America Requirements:** This agreement is subject to the requirements of Buy America in accordance with Federal Regulation 23 CFR 635.410 Section 1518. Specific requirements are presented in MaineDOT Standard Specification Section 100, Appendix A, Section 3.A., Buy America which are incorporated and made a part hereof by reference.
12. **Subsequent Excavations and/or Installations:** Except in the case of an emergency, the Utility acknowledges and agrees to refrain from applying for a permit for the excavation of the highway within the limits of the Project for a period of at least 3 years following the completion of the Project, and agrees to make all necessary notifications to abutters and occupants of the highway as otherwise required of any municipal government under the provisions of 23 M.R.S.A. § 3351. In all cases, whether an excavation moratorium as described above applies, or as in the case of Light Capital Paving projects where no excavation moratorium applies, the Utility further acknowledges and agrees that all subsequent excavations and/or installations within the right-of-way of the Project limits shall be regulated and controlled in the manner specified by the most recent version of the Department's *"Utility Accommodation Rules"*, which are incorporated and made a part hereof by reference. The terms outlined in this section shall survive any termination or expiration of this Agreement.
13. **Non-Appropriation and Termination:** Anything herein to the contrary notwithstanding, the Utility acknowledges and agrees that, although the execution of this Agreement by the Department manifests the Department's intent to honor its terms and to seek funding to fulfill any obligations arising hereunder, by law any such obligations are subject to available budgetary appropriations by the Maine Legislature and, therefore, this Agreement does not create any obligation on behalf of the Department in excess of such appropriations. In the event of unanticipated impacts on the Project, such as, changes in the Project design, or a loss in Project funding, or a delay in advertising or awarding of the contract, the Department may postpone, suspend, abandon or otherwise terminate this Agreement upon thirty (30) days written notice to the Utility and in no event shall any such action be deemed a breach of contract.
14. **Payment:** If the Utility Work is included in the Project contract pursuant to Section 6.e. above, the Utility agrees to reimburse the Department for the full amount of the cost of the utility work. A detailed breakdown of the anticipated cost of the Utility Work is attached hereto and incorporated herein as Appendix A. The Department will issue a final invoice after all the Utility Work is complete, all quantities are verified, and any required adjustments have been made. The Department, at its sole discretion, may issue periodic invoices for portions of the Utility Work as it is being completed. The final invoice will include any remaining costs or credits. The Utility shall submit payment to the Department within 30 days from the invoice date.

15. Contact Information:

For the Department:

Name: David Ouellette
Address: 16 Statehouse Station
Augusta, ME 04333
E-mail: david.ouellette@maine.gov
Telephone: 207-441-7965

For the Utility:

Name: Lauren Andersen
Address: 212 Canco Road
Portland, ME 04103
E-mail: landersen@portlandmaine.gov
Telephone: 207-874-8844

16. No Relief of Responsibilities: Nothing in this agreement is intended, nor shall be interpreted, to relieve the Utility of any responsibilities or duties imposed upon it by law.

IN **WITNESS WHEREOF**, the Parties hereto have executed this Agreement effective on the date last signed below.

CITY OF PORTLAND

By: _____

Print Name: Danielle West

City Manager
Duly Authorized

DATE: _____

**STATE OF MAINE
DEPARTMENT OF TRANSPORTATION**

By: _____

Print Name: Ryan Hodgman

Sr. Project Manager
Duly Authorized

DATE: _____

APPENDIX A
PROJECT SCOPE

MAINE DEPARTMENT OF TRANSPORTATION
UTILITY RECEIVABLE AGREEMENT

CITY OF PORTLAND
Portland, ME

FEDERAL AID PROJECT NO. 2700000
STATE PROJECT IDENTIFICATION NUMBER (WIN) 027000.00

Project Scope: Adjust 9 sewer manholes to grade for the City of Portland

ESTIMATE OF UTILITY WORK:

Item #	Pay Item	Estimated Quantity/Unit	Unit Price	Utility Cost
812.162	ADJUST SEWER MANHOLE TO GRADE	9 EA	2,000	18,000
Total Cost:				18,000

ESTIMATED PAYMENT SCHEDULE:

Utility	Payment Amount	Estimated Invoice Date
City of Portland	\$18,000	December 16, 2025

MEMORANDUM
City Council Agenda Item

DISTRIBUTE TO: City Manager, Mayor, Greg Jordan, Annie James

FROM: Lauren Andersen and Emily Bolt, Department of Public Works

DATE: March 3, 2025

SUBJECT: Maine Department of Transportation – Municipal/State Agreement – Improvements to Congress Street, West Commercial Street, and Fore River Parkway – WINs 26278.00, 27000.00, 27002.00

SPONSOR: Danielle West, City Manager

COUNCIL MEETING DATE ACTION IS REQUESTED:

1st reading: 3/17/25

Final Action: 4/7/25

Can action be taken at a later date: ____ Yes ____ X No (If no why not?)

This agreement must be approved by City Council and signed by the City Manager prior to the project starting design and going out to bid. DOT is scheduled to start design in April and advertise in April the agreement must be signed prior to starting any design work. Historically with an earlier bid date bid pricing will be improved.

PRESENTATION: (List the presenter(s), type and length of presentation)

Not Applicable

I. ONE SENTENCE SUMMARY

City Council is being asked to approve the attached Municipal/State Agreement, which would allow MaineDOT to move ahead with its plans to improve and pave Congress Street - Stevens Avenue to Fore River Parkway, West Commercial Street – Valley Street to Portland Yacht Services, and Fore River Parkway – Thompsons Point Road to Valley Street, a total of approximately 2.89 miles. The agreement obligates the City to pay a portion of the project costs.

II. AGENDA DESCRIPTION

This project is part of MaineDOT's Heavy Treatment Program for Arterial streets. The State administers the project and typically the majority of project costs are paid by the State and Federal government. The City has requested additional Americans with Disabilities Act (ADA) work to be added to this project which will be 100% City contribution. By signing the partnership agreement, it enables MaineDOT to proceed with the project and obligates the City to pay for 25% of the original estimated project cost; the City share is estimated to be \$104,000. The City is also obligated to pay 100% of manhole adjustments, the cost of which is estimated to be \$86,000 and is part of the Utility Agreement.

III. BACKGROUND

The Congress, West Commercial, and Fore River Parkway paving project is part of MaineDOT's 2025 Work Plan. The scope of the project work includes a mill and fill, curb work, sidewalk work, ADA ramp reconstruction, and re-striping after final paving. The City has requested additional ADA ramp improvements due to the high pedestrian activity in this area and the condition of the ramps and sidewalk. DOT's original scope does not include ADA ramp reconstruction on side streets in the original scope. Addressing these ramps when there is a contractor in the area is the most economical way to address this lacking infrastructure. The City is responsible for 100% of these added work costs.

IV. INTENDED RESULT AND OR COUNCIL GOAL ADDRESSED

The Congress Street, West Commercial Street, and Fore River Parkway project will improve the pavement surface and ride quality on three regionally important arterials. The project will improve ADA ramps for a better and safer pedestrian experience. DOT will pay for a majority of the project costs.

V. FINANCIAL IMPACT

The City is obligated to pay 25% of the estimated project cost, or \$104,000 for sidewalk and ADA improvements as well as \$86,000 for utility adjustments and 100% of any overages due to added scope or unforeseen conditions in the project area. The total City cost of this project, estimated to be \$200,600, will be paid from FY26 CIP account that will be created for this project. This has been requested as part of the FY26 CIP requests. The cost for utility adjustments will come from a Water Resources Account established for this type of utility work required on paving projects. Any additional funds needed will come from FY25 CIP Sidewalk Account. A fiscal impact note is attached with this agenda request.

VI. STAFF ANALYSIS AND BACKGROUND THAT WILL NOT APPEAR IN THE AGENDA DESCRIPTION

Congress Street is a Principal Arterial and both West Commercial and Fore River Parkway are Minor Arterials in the City of Portland. The estimated AADTs are 23,125, 18,889, and 10,583 cars per day respectively. These roads are very heavily used arterials in Portland. All of the roads were ranked between Fair and Poor Pavement Condition Index (depending on location) when it was last evaluated in 2022. Without this project, these roads will continue to decline and the ramps will remain non-compliant and hazardous for pedestrians.

VII. RECOMMENDATION

The Department of Public Works recommends approving and signing the subject agreement to allow the State to improve Congress Street - Stevens Avenue to Fore River Parkway, West Commercial Street – Valley Street to Portland Yacht Services, and Fore River Parkway – Thompsons Point Road to Valley Street in 2025.

VIII. LIST ATTACHMENTS

MaineDOT Municipal/State Agreement – Proposed Improvements To Route 22,
(Congress Street); Fore River Parkway– WINS 26278.00, 27000.00, 27002.00
Utility Agreements for WIN 27000.00, 27002.00 and 26278.00
Project Location Map
Fiscal Impact Note

TEDOCS #: _____

CT#: _____

CSN#: _____

Program: _____

MAINE DEPARTMENT OF TRANSPORTATION UTILITY RECEIVABLE AGREEMENT

(MaineDOT Use Only)

Project Location: Portland
State WIN #: 026278.00
Federal Aid Project #: 2627800

Estimated Agreement Amount: \$ 44,000
Vendor Customer #: 17A12144
MaineDOT Signed Date: _____
Forecasted Agreement End Date: December 16, 2024

THIS AGREEMENT, entered into the last date signed herein at the end of this agreement, between the **Maine Department of Transportation** (hereafter the “Department”) and **CITY OF PORTLAND**, duly authorized and existing under the Laws of the State of Maine and having an office in the City of Portland, County of Cumberland (the “Utility”) (the Department and the Utility are collectively referred to as the “Parties”).

1. The Department is implementing a transportation project identified as “Federal Aid Project Number 2627800; WIN: 026278.00 (the “Project”) for highway improvements in the City of Portland, Cumberland County;
2. In connection with the Project, the Department has prepared plans and specification for the Project that resulted in the following determination:

X The Utility has expressed an interest in installing new utility facilities within the limits of the public highway right-of-way and the impact limits of the Project (the “Affected Facilities”).
3. The Affected Facilities consist of adjusting 22 sewer manholes to grade for the **City of Portland on Congress Street & Fore River Parkway**.
4. The Utility has prepared and provided to the Department the scope of work necessary for relocating or installing the Affected Utilities (the “Utility Work”) and the estimated costs associated therewith, which are outlined in **Appendix A**, attached hereto and made a part hereof. The costs associated with the Utility Work are the sole responsibility of the Utility.

5. The Parties wish to establish a process for including the Utility Work in the Department's construction contract for the Project.

NOW, THEREFORE, the Parties agree as follows:

6. Plans, Specifications and Estimate:

- a. The Utility shall, at its own expense, perform and provide all engineering, design and related services related to the Utility Work necessary to enable the Department and/or its consultant to generate construction plans, specifications and an estimate of material quantities for the Utility Work to be included in the Project contract. The Utility will be responsible for locating and recording the location of all Utility Work, including services and other appurtenances within the Project area. To the extent possible and consistent with laws, practices and policies of the Department and the industry, the Utility Work shall be performed in accordance with the plans and specifications provided by the Utility and, if applicable, the most recent version of the Department's Standard Specifications.
- b. All plans shall be on sheets of the same size used by the Department and be reproducible by black and white printing. Specifications shall be on 8 ½ x 11-inch paper, suitable for binding with the Department's specifications. The estimate of quantities shall be in the form prescribed by the Department. In the event of field changes to the Utility Work, the Utility shall prepare any additional plans and specifications and the Department shall prepare a Project change order and amend this Agreement incorporating any changes therein. All plans and specifications will be marked with the Federal Aid Project Number referenced in this Agreement.
- c. The Utility will provide the Department with the plans, specifications and an updated estimate as described in Appendix A no later than one month prior to the scheduled advertise date for the Project.
- d. The Utility shall be responsible for obtaining a Utility Location Permit from the Department in accordance with Title 35-A M.R.S.A. Chapter 25 and for recording the location of all utilities in a manner and form to be specified by the Department.

Standard Approach: The Department will prepare the Project contract documents to include the Utility Work specified in Appendix A. The Utility agrees to have these items included in the Department's Project construction contract. Bidders will be required to bid both the Project work and the Utility Work. The Utility Work will be paid for by the Utility, and any changes that increase the Utility Work estimate or amount will be paid for through a written modification of this agreement approved by both the Utility and the Department.

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- a. The Utility shall be responsible for providing all engineering and inspection associated with the Utility Work including computing quantities for payment and other incidental and related work unless otherwise stated herein. By the end of each work day, whenever Utility Work is performed, the Utility will provide the Department's on-site representative with an itemized summary of all the Utility Work completed.
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 - ii. As administrator to the construction contract, the Department's on-site representative shall be responsible for authorizing all payments relating to the Utility Work, issuing all directives to the Project's contractor and making the final determination in the event of any disagreements.

8. Ownership of Completed Utilities: Upon completion of the Utility Work the Utility shall assume complete ownership of, and responsibility for, the utility facilities installed in connection with the Utility Work.

9. Claims: The Utility shall be responsible for the prompt review and settlement of any claims arising from or related to the Utility Work or its impact on the Project.

10. Indemnification: The Utility shall indemnify, defend and hold harmless the Department and its officers, employees, agents and assigns, from and against any and all claims, liability or expenses, including but not limited to reasonable attorney's fees and litigation costs (the "Claims"), to the extent such Claims are caused, or alleged to have been caused, by acts or omissions of the Utility or any of its officers, employees, agents, representatives, supervisors, contractors, subcontractors or consultants in connection with the performance of its obligations under this Agreement. Nothing in this Agreement is intended or shall be construed to waive any defense, immunity or limitation of liability that may be available to the Department or the Utility pursuant to the Maine Tort Claims Act (14 M.R.S. § 8101 *et seq.*) or any other privileges or immunities provided by law. The terms outlined in this section shall survive any termination or expiration of this Agreement.

11. **Buy America Requirements:** This agreement is subject to the requirements of Buy America in accordance with Federal Regulation 23 CFR 635.410 Section 1518. Specific requirements are presented in MaineDOT Standard Specification Section 100, Appendix A, Section 3.A., Buy America which are incorporated and made a part hereof by reference.
12. **Subsequent Excavations and/or Installations:** Except in the case of an emergency, the Utility acknowledges and agrees to refrain from applying for a permit for the excavation of the highway within the limits of the Project for a period of at least 3 years following the completion of the Project, and agrees to make all necessary notifications to abutters and occupants of the highway as otherwise required of any municipal government under the provisions of 23 M.R.S.A. § 3351. In all cases, whether an excavation moratorium as described above applies, or as in the case of Light Capital Paving projects where no excavation moratorium applies, the Utility further acknowledges and agrees that all subsequent excavations and/or installations within the right-of-way of the Project limits shall be regulated and controlled in the manner specified by the most recent version of the Department's *"Utility Accommodation Rules"*, which are incorporated and made a part hereof by reference. The terms outlined in this section shall survive any termination or expiration of this Agreement.
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Name: David Ouellette
Address: 16 Statehouse Station
Augusta, ME 04333
E-mail: david.ouellette@maine.gov
Telephone: 207-441-7965

For the Utility:

Name: Lauren Andersen
Address: 212 Canco Road
Portland, ME 04103
E-mail: landersen@portlandmaine.gov
Telephone: 207-874-8844

16. No Relief of Responsibilities: Nothing in this agreement is intended, nor shall be interpreted, to relieve the Utility of any responsibilities or duties imposed upon it by law.

IN **WITNESS WHEREOF**, the Parties hereto have executed this Agreement effective on the date last signed below.

CITY OF PORTLAND

By: _____

Print Name: Danielle West

City Manager
Duly Authorized

DATE: _____

**STATE OF MAINE
DEPARTMENT OF TRANSPORTATION**

By: _____

Print Name: Ryan Hodgman

Sr. Project Manager
Duly Authorized

DATE: _____

APPENDIX A
PROJECT SCOPE

MAINE DEPARTMENT OF TRANSPORTATION
UTILITY RECEIVABLE AGREEMENT

CITY OF PORTLAND
Portland, ME

FEDERAL AID PROJECT NO. 2627800
STATE PROJECT IDENTIFICATION NUMBER (WIN) 026278.00

Project Scope: Adjust 22 sewer manholes to grade for the City of Portland

ESTIMATE OF UTILITY WORK:

Item #	Pay Item	Estimated Quantity/Unit	Unit Price	Utility Cost
812.162	ADJUST SEWER MANHOLE TO GRADE	22 EA	2,000	44,000
Total Cost:				44,000

ESTIMATED PAYMENT SCHEDULE:

Utility	Payment Amount	Estimated Invoice Date
City of Portland	\$44,000	December 16, 2025

TEDOCS #: _____

CT#: _____

CSN#: _____

Program: _____

MAINE DEPARTMENT OF TRANSPORTATION UTILITY RECEIVABLE AGREEMENT

(MaineDOT Use Only)

Project Location: Portland
State WIN #: 027002.00
Federal Aid Project #: 2700200

Estimated Agreement Amount: \$ 24,000
Vendor Customer #: 17A12144
MaineDOT Signed Date: _____
Forecasted Agreement End Date: December 16, 2024

THIS AGREEMENT, entered into the last date signed herein at the end of this agreement, between the **Maine Department of Transportation** (hereafter the “Department”) and **CITY OF PORTLAND**, duly authorized and existing under the Laws of the State of Maine and having an office in the City of Portland, County of Cumberland (the “Utility”) (the Department and the Utility are collectively referred to as the “Parties”).

1. The Department is implementing a transportation project identified as “Federal Aid Project Number 2700200; WIN: 027002.00 (the “Project”) for highway improvements in the City of Portland, Cumberland County;
2. In connection with the Project, the Department has prepared plans and specification for the Project that resulted in the following determination:

X The Utility has expressed an interest in installing new utility facilities within the limits of the public highway right-of-way and the impact limits of the Project (the “Affected Facilities”).
3. The Affected Facilities consist of adjusting **12** sewer manholes to grade for the **City of Portland on Fore River Parkway**.
4. The Utility has prepared and provided to the Department the scope of work necessary for relocating or installing the Affected Utilities (the “Utility Work”) and the estimated costs associated therewith, which are outlined in **Appendix A**, attached hereto and made a part hereof. The costs associated with the Utility Work are the sole responsibility of the Utility.

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11. **Buy America Requirements:** This agreement is subject to the requirements of Buy America in accordance with Federal Regulation 23 CFR 635.410 Section 1518. Specific requirements are presented in MaineDOT Standard Specification Section 100, Appendix A, Section 3.A., Buy America which are incorporated and made a part hereof by reference.
12. **Subsequent Excavations and/or Installations:** Except in the case of an emergency, the Utility acknowledges and agrees to refrain from applying for a permit for the excavation of the highway within the limits of the Project for a period of at least 3 years following the completion of the Project, and agrees to make all necessary notifications to abutters and occupants of the highway as otherwise required of any municipal government under the provisions of 23 M.R.S.A. § 3351. In all cases, whether an excavation moratorium as described above applies, or as in the case of Light Capital Paving projects where no excavation moratorium applies, the Utility further acknowledges and agrees that all subsequent excavations and/or installations within the right-of-way of the Project limits shall be regulated and controlled in the manner specified by the most recent version of the Department's *"Utility Accommodation Rules"*, which are incorporated and made a part hereof by reference. The terms outlined in this section shall survive any termination or expiration of this Agreement.
13. **Non-Appropriation and Termination:** Anything herein to the contrary notwithstanding, the Utility acknowledges and agrees that, although the execution of this Agreement by the Department manifests the Department's intent to honor its terms and to seek funding to fulfill any obligations arising hereunder, by law any such obligations are subject to available budgetary appropriations by the Maine Legislature and, therefore, this Agreement does not create any obligation on behalf of the Department in excess of such appropriations. In the event of unanticipated impacts on the Project, such as, changes in the Project design, or a loss in Project funding, or a delay in advertising or awarding of the contract, the Department may postpone, suspend, abandon or otherwise terminate this Agreement upon thirty (30) days written notice to the Utility and in no event shall any such action be deemed a breach of contract.
14. **Payment:** If the Utility Work is included in the Project contract pursuant to Section 6.e. above, the Utility agrees to reimburse the Department for the full amount of the cost of the utility work. A detailed breakdown of the anticipated cost of the Utility Work is attached hereto and incorporated herein as Appendix A. The Department will issue a final invoice after all the Utility Work is complete, all quantities are verified, and any required adjustments have been made. The Department, at its sole discretion, may issue periodic invoices for portions of the Utility Work as it is being completed. The final invoice will include any remaining costs or credits. The Utility shall submit payment to the Department within 30 days from the invoice date.

15. Contact Information:

For the Department:

Name: David Ouellette
Address: 16 Statehouse Station
Augusta, ME 04333
E-mail: david.ouellette@maine.gov
Telephone: 207-441-7965

For the Utility:

Name: Lauren Andersen
Address: 212 Canco Road
Portland, ME 04103
E-mail: landersen@portlandmaine.gov
Telephone: 207-874-8844

16. No Relief of Responsibilities: Nothing in this agreement is intended, nor shall be interpreted, to relieve the Utility of any responsibilities or duties imposed upon it by law.

IN **WITNESS WHEREOF**, the Parties hereto have executed this Agreement effective on the date last signed below.

CITY OF PORTLAND

By: _____

Print Name: Danielle West

City Manager
Duly Authorized

DATE: _____

**STATE OF MAINE
DEPARTMENT OF TRANSPORTATION**

By: _____

Print Name: Ryan Hodgman

Sr. Project Manager
Duly Authorized

DATE: _____

APPENDIX A
PROJECT SCOPE

MAINE DEPARTMENT OF TRANSPORTATION
UTILITY RECEIVABLE AGREEMENT

CITY OF PORTLAND
Portland, ME

FEDERAL AID PROJECT NO. 2700200
STATE PROJECT IDENTIFICATION NUMBER (WIN) 027002.00

Project Scope: Adjust 12 sewer manholes to grade for the City of Portland

ESTIMATE OF UTILITY WORK:

Item #	Pay Item	Estimated Quantity/Unit	Unit Price	Utility Cost
812.162	ADJUST SEWER MANHOLE TO GRADE	12 EA	2,000	24,000
Total Cost:				24,000

ESTIMATED PAYMENT SCHEDULE:

Utility	Payment Amount	Estimated Invoice Date
City of Portland	\$24,000	December 16, 2025



CITY OF PORTLAND, MAINE
DEPT. OF PUBLIC WORKS
212 CANCO RD STE B
PORTLAND, MAINE 04101
PHONE (207) 874-8846 FAX (207) 874-8852

Improvements to Congress Street West Commercial Street and Fore River Parkway

**WINS 26278.00, 27000.00
27002.00**



February 2025

DRAWN BY: TSY

0 0.07 0.15 0.3
Miles

FISCAL IMPACT NOTE New Program Cost Data:	Year 1		Year 2		Year 3	
	City Rate	City / Sch Combined Rate	City Rate	City / Sch Combined Rate	City Rate	City / Sch Combined Rate
Example:						
ADD: NEW ITEM ANNUAL EXPENDITURES		\$0		\$3,996		\$3,996
LESS: TOTAL NEW ITEM ANNUAL REVENUES		\$0		\$0		\$0
=NEW ITEM NET TAX RATE IMPACT PROJECT	\$0	\$0	\$3,996	\$3,996	\$3,996	\$3,996
New Program Impact to the Mil Rate	\$0.0000	\$0.0000	\$0.0005	\$0.0005	\$0.0005	\$0.0005
New Program % Impact on Mil Rate	0.0000%	0.0000%	0.0045%	0.0023%	0.0045%	0.0023%
Mil Rate Including New Program	\$11.3400	\$22.4800	\$11.3405	\$22.4805	\$11.3405	\$22.4805

Notes: The CIP impact will begin in 2025 and remain for the 20 year life of the bond.

MARK DION (MAYOR)
PIOUS ALI (A/L)
APRIL D. FOURNIER (A/L)
BENJAMIN GRANT (A/L)

CITY OF PORTLAND
IN THE CITY COUNCIL

SARAH MICHNIEWICZ (1)
WESLEY PELLETIER (2)
REGINA L. PHILLIPS (3)
ANNA BULLETT (4)
KATE SYKES (5)

**ORDER APPROVING AGREEMENTS BETWEEN THE MAINE DEPARTMENT OF
TRANSPORTATION AND THE CITY OF PORTLAND
RE: IMPROVEMENTS TO ROUTE 22 (CONGRESS STREET), WEST COMMERCIAL
STREET, AND FORE RIVER PARKWAY**

ORDERED, that the Agreements between the Maine Department of Transportation (MaineDot) and the City of Portland for Improvements to Route 22 (Congress Street), West commercial Street, and Fore River Parkway are hereby approved in substantially the form attached hereto:

- WIN 26278.00, MaineDOT Municipal-State Agreement for Proposed Improvements to Route 22 (Congress Street); Fore River Parkway
- WIN 027000.00, MaineDOT Utility Receivable Agreement for adjusting sewer manholes on West Commercial Street
- WIN 026278.00, MaineDOT Utility Receivable Agreement for adjusting sewer manholes on Congress Street & Fore River Parkway
- WIN 027002.00, MaineDOT Utility Receivable Agreement for adjusting sewer manholes on Fore River Parkway

BE IT FURTHER ORDERED, that the City Council hereby authorizes the City Manager or designee to execute said Agreements and any other related documents necessary or convenient to carry out the intent of said Agreements.

MEMORANDUM
City Council Agenda Item

FROM:

DATE: March 18, 2025

SUBJECT: Order 153-24/25 Approving the Collective Bargaining Agreement between The City of Portland and the Communications Employees Association – Sponsored by Danielle P. West, City Manager

SPONSOR: The Mayor, City Manager, City Clerk, Corporation Counsel, the Planning Board, or up to three (3) members of the Council shall sponsor any orders or other items. If sponsored by a Council Committee, please include the date the committee met and the results of the vote.

(If sponsored by a Council committee, include the date the committee met and the results of the vote.)

COUNCIL MEETING DATE ACTION IS REQUESTED:

1st Reading

**Final
Action**

Can action be taken at a later date: No If action cannot be taken at a later date, please explain why. Do NOT write yes or no; that will be automatically generated by the checkbox.

Does this item involve a new contract with the City: Yes

PRESENTATION: Please list the presenter(s), type, and length of presentation

I. SUMMARY

II. AGENDA DESCRIPTION

This item approves a negotiated successor collective bargaining agreement between the City of Portland and the Communications Employees Association for the period of July 1, 2024 through December 31, 2026. The prior collective bargaining agreement expired on June 30, 2024. This proposal is presented after previously receiving guidance from the City Council executive sessions held on April 1 and July 29, 2024 and January 13, 2025, and after having been approved by the Communications Employees Association

This item must be read on two separate days. It received its first reading on March 17. Five affirmative votes are required for passage after public comment.

III. BACKGROUND

Background information that will not appear in the Agenda Description

IV. INTENDED RESULT AND/OR COUNCIL GOAL ADDRESSED

V. FINANCIAL IMPACT

Please indicate whether or not there is a financial impact. Please note that per Council Rule 12, this form must have "a separate fiscal impact statement memo attached if the impact of the item is \$50,000 or more in a given fiscal year. This memo shall include details and information describing the fiscal impact including, but not limited to, projected costs, revenues or savings over a three (3) year period and/or any potential impacts on the City tax levy."

VI. STAFF ANALYSIS AND BACKGROUND

Staff Analysis that will not appear in the Agenda Description.

VII. RECOMMENDATION

VIII. LIST ATTACHMENTS

1. Communications Fiscal Impact Note - Fiscal Impact Note
2. Communications_Contract_for_Council_Order
3. Order - Approving CBA with CEA

Prepared by:

Date: 03/18/2025

Formula for New Program Costing on Tax Rate

1) FY25 Valuation:	15,145,000,000	\$15,145,000
2) FY25 Tax Rate (Total City & School): <u>Levy / (Valuation/1000)</u>		\$15.01
(a) FY25 Tax Rate (City):		\$6.57
(b) FY25 Tax Rate (County):		\$0.56
(c) FY25 Tax Rate (School):		\$7.88
3) FY25 Value of \$0.01 of Tax Rate (Total City & School):		\$151,450

FISCAL IMPACT NOTE	2025		2026		2027	
New Program Cost Data:	City Rate	City / Sch Combined Rate	City Rate	City / Sch Combined Rate	City Rate	City / Sch Combined Rate
Example:						
ADD: NEW ITEM ANNUAL EXPENDITURES		\$270,000		\$157,590		\$162,318
LESS: TOTAL NEW ITEM ANNUAL REVENUES		\$0		\$0		\$0
=NEW ITEM NET TAX RATE IMPACT PROJECTION	\$270,000	\$270,000	\$157,590	\$157,590	\$162,318	\$162,318
New Program Impact to the Tax Rate	\$0.0178	\$0.0178	\$0.0104	\$0.0104	\$0.0107	\$0.0107
New Program % Impact on Tax Rate	0.2713%	0.1188%	0.1584%	0.0693%	0.1631%	0.0714%
Tax Rate Including New Program	\$15.03	\$15.03	\$15.02	\$15.02	\$15.02	\$15.02

The cost of year 1 (FY25) is \$270K, but that amount includes one-time ratification bonuses that won't be paid in years 2 and 3.
The cost for FY26 (3% COLA) and FY27 (3% COLA) is significantly lower as a result.

**MEMORANDUM OF AGREEMENT
BETWEEN THE CITY OF PORTLAND AND THE COMMUNICATIONS EMPLOYEES
ASSOCIATION, IAFF LOCAL 740**

This Memorandum of Agreement (“MOA”) is entered into by and between the Negotiating Team of the City of Portland, Maine (the “City Negotiating Team”) and the Negotiating Team of the Communications Employees’ Association (the “Communications Negotiating Team”) (collectively, the “Parties”).

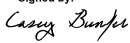
WHEREAS, the City of Portland and Communications are parties to a collective bargaining agreement that expired on June 30, 2024;

WHEREAS, the Parties have engaged in extensive negotiations to come to a tentative agreement regarding the terms of a successor collective bargaining agreement;

NOW THEREFORE, the Parties agree that the terms of the tentative agreement for a successor collective bargaining agreement are as follows:

1. The red-lined collective bargaining agreement attached hereto is hereby incorporated into this MOA and outlines the terms of the Parties’ tentative agreement for a successor collective bargaining agreement for the period of July 1, 2024 through June 30, 2027.
2. The red-lined emergency temporary schedule attached hereto is hereby incorporated into this MOA.
3. The City will begin withholding 50% of the premium required by the Maine Paid Family and Medical Leave Act (PFMLA), specifically 26 M.R.S. § 850-F, or an equal amount payable to an equivalent private plan pursuant to 26 M.R.S. § 850-H, from bargaining unit employees’ wages effective in the first pay period following implementation of the collective bargaining agreement.
4. Wage increases, cost of living increases, step adjustments, the \$3.00 per hour for Team Leaders, and the addition of the 6-month, 1 year, 15 year, and 20 year steps to the pay plan will all be effective retroactive to July 7, 2024. Any increases in current stipends or new stipends will only be effective beginning in the first full pay period following the implementation date of a City Council order approving the agreement.
5. Upon implementation of the agreement, all Telecommunicators shall receive a one-time bonus in the amount of \$5,000.00; the Fire Alarm Systems Specialist and the Radio Systems Specialist shall receive a one-time bonus in the amount of \$1,000.00.
6. The Parties agree to recommend and advocate adoption of the successor collective bargaining agreement to their respective principals.

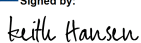
COMMUNICATIONS EMPLOYEES'
ASSOCIATION, IAFF LOCAL 740

Signed by:

32733892033C4EB

By: Casey Bunker, President

Date: 3/11/2025

CITY OF PORTLAND

Signed by:

066DA29D6D9F4D3

By: Keith Hansen, Chief Negotiator

Date: 3/11/2025

AGREEMENT BETWEEN

THE CITY OF PORTLAND, MAINE

AND

THE COMMUNICATIONS EMPLOYEES ASSOCIATION

July 1, 2021²⁴ to June 30, 2024²⁷

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APPENDIX E – SENIORITY LIST (TELECOMMUNICATOR TEAM LEADER) SUPERVISOR

APPENDIX F – SCHEDULE TELECOMMUNICATOR SUPERVISOR GROUPING BY SHIFT (also shows Schedule and NSD)

APPENDIX G – 2011 SUPERVISOR SELECTION – SENIORITY

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APPENDIX I – PORTLAND/SOUTH PORTLAND BOARD OF GOVERNANCE

APPENDIX J – PRCC RESERVE TELECOMMUNICATOR PROGRAM

AGREEMENT

This Agreement is hereby made and entered into this [REDACTED] day of [REDACTED], 2019²⁵ by and between the City of Portland, hereinafter referred to as the "City" and Local 740 International Association of Firefighters, AFL-CIO, hereinafter referred to as the "Association".

1. PREAMBLE:

- 1.1 Pursuant to the provisions of the Municipal Public Employees Labor Relations Law (Chapter 9-A, Title 26, Maine Revised Statutes Annotated, MRSA) the parties have entered into this Agreement with the goal of establishing mutual rights, preserving proper employee morale, and promoting effective municipal operations.
- 1.2 The parties acknowledge that the Cities of Portland and South Portland have consolidated emergency dispatch operations. All new employees hired after the date of consolidation are to be employees of the City of Portland and covered by the terms of this collective bargaining agreement. All South Portland Telecommunicators employed as of the date of consolidation will be covered by the collective bargaining agreement between the City of South Portland and IAFF Local 1476, in order to grandfather such employees as to their existing pensions and insurances, except that all such grandfathered employees are subject to the Policies and Procedures of the Portland Police Department as applicable to employees of the Emergency Communications Division and all day to day management of the South Portland employees are under the direction and supervision of the Portland Emergency Communications Director.

2. RECOGNITION:

- 2.1 The City hereby recognizes that the Association is the sole and exclusive representative for the purpose of bargaining with respect to wages, hours of work, working conditions, and contract grievance arbitration of all Telecommunicators and ~~Telecommunications Supervisors~~ Telecommunicator Team Leaders and Radio Systems Specialist within the Police Department, and the Fire Alarm Systems Specialist within the Fire Department except employees excluded by Chapter 9-A, Title 26, Maine Revised Statutes Annotated. The Association shall have the right to participate in all disputes over the interpretation and application of this Agreement, and the results of any grievance of an employee who is not represented by the Association during that grievance shall be non-precedent setting.
- 2.2 For purposes of this Agreement, permanent full-time employees are those employees who are appointed to a permanently budgeted position to work the

standard work schedule on a continuing basis. Permanent full-time employees are entitled to full benefits under this Agreement.

- 2.3 In the event that permanent part-time positions are created, permanent part-time employees will be entitled to prorated fringe benefits and shall pay a prorated cost of the health insurance benefit if they elect to participate in the group health plan.
- 2.4 All new employees in permanently budgeted positions shall serve a probationary period of six (6) months. Upon completion of the six (6) month probationary period, that period shall be considered part of the employee's seniority time. In addition, any employee who becomes a permanent employee, and who has previously served in the same classification as a temporary or seasonal employee without a break in service, shall have such temporary or seasonal time credited against their probationary period. New Employees are eligible for benefits provided under this collective bargaining agreement as earned or accrued in accordance with the provisions of this contract. Health insurance benefits shall be provided effective the first month following the employee's date of hire. Probationary employees may use any benefit provided as soon as entitled.

3. ASSOCIATION SECURITY AND DUES DEDUCTION:

- 3.1 Employees not in the Association as of the execution date shall have 10 days after execution, and new hires shall have 10 days after completion of their probationary period, within which to join the Association. The relationship between employees who choose not to join the Association and the Association shall be governed by the Association's bylaws, including representation services and any associated fees.
- 3.2 The City shall deduct Association dues on a weekly basis in the amount as determined by the Association membership pursuant to its Constitution and By-laws upon receipt of authorization from employees, who shall sign deduction cards in a form acceptable to the City, a sample copy of which is appended as Appendix A. The City has no obligation to pay the Association any dues payment for an employee if the employee has not signed said authorization card. Said card shall contain a provision that the dues deduction will be canceled only after fourteen (14) days written notice to the City's Director of Human Resources. If the notice of cancellation is not revoked in writing by the member within the 14-day period, the City shall cease making that employee's deduction. The Association shall be given notice of any cancellation of dues by a unit member.
- 3.3 The City shall forward to the Secretary-Treasurer of IAFF Local 740 such deductions each month following the month of deductions.

- 3.4 In the event of a change in the amount of dues voted by Local 740 during the term of this Agreement, the Treasurer of the Association shall notify the Director of Human Resources in writing. After receipt of same, dues as therein noted shall be deemed to have been authorized to be withheld on behalf of the employees who had previously signed authorization forms. The City shall commence said deduction change within thirty (30) days after receiving written notification from Local 740.
- 3.5 The City further agrees to make deductions from employee's paychecks for programs provided in Article 18, Insurance, upon the employee's written authorization to make such deductions.
- 3.6 The Association shall indemnify and save the City harmless against all claims and suits which may arise by reason of any action taken in making deductions and remitting same to the Association pursuant to this Article, said indemnification to include all costs and attorney's fees resulting from any such claims or suits. Notwithstanding the above, nothing herein shall be construed as requiring employees represented by the Association to become or remain members of the Association.

4. (RESERVED)

5. MANAGEMENT RIGHTS AND DEPARTMENTAL RULES:

- 5.1 The City retains all rights and authority to manage and direct its employees except as otherwise specified in this Agreement. The Association acknowledges the right of the City to make appropriate rules and regulations governing the conduct and qualifications of its employees, provided they are not inconsistent with the provisions of this Agreement. Except as otherwise provided in this Agreement, the foregoing shall not constitute a waiver of the duty to bargain regarding mandatory subjects of bargaining.

6. ON THE JOB INJURIES:

6.1 Extra-Hazardous Injuries

- 6.1.1 The Fire Alarm Systems Specialist and the Radio Systems Specialist covered by this Agreement who, while performing extra- hazardous activities, receives an injury for which **he is** **they are** subsequently paid benefits under the Worker's Compensation Act, shall receive in addition to such benefits, and as long as such benefits are payable, the difference between compensation for total incapacity under the Act and their net take-home salary at the time of injury, while any such incapacity exists until **he is** **they are** placed on disability retirement, returns to active duty, resigns, or **is** **are**

discharged for just cause.

6.1.2 Net take home salary is defined as the employee's regular gross salary minus their federal and state income tax deductions as of the date of injury.

6.1.3 Extra-hazardous Injuries are defined as follows:

6.1.3.1 Injuries which arise out of and in the course of the operation of a City vehicle in emergency situations.

6.1.3.2 Any other injury occurring during emergency situations due to the exposure of a Fire Alarm Systems Specialist or Radio Systems Specialist to serious risks or hazards not normally encountered as a part of their duties as a communications employee.

6.2 Non-Hazardous Injuries

6.2.1 An employee covered by this Agreement who is injured on the job but such injury is not extra-hazardous as defined above shall be entitled to benefits only pursuant to the Workers' Compensation Act. In the event of a non-hazardous injury, an employee may elect to use any accumulated days to make up the difference between their Workers' Compensation and their regular weekly salary and to make the 7-day waiting period.

6.3 In the event an injury is determined to be extra-hazardous, the 7-day waiting period shall be paid as part of the extra-hazardous compensation due to the employee.

6.4 Employees receiving Workers' Compensation benefits under this article, whether an extra-hazardous injury or not, shall continue to accrue sick and vacation benefits during the first twelve (12) months of incapacity. Employees shall not accrue or receive payment for holidays during the duration of their incapacity. Employees may take vacation leave while out on Workers' Compensation, but in no case shall they receive double payment for vacation time.

6.5 Employees out on Workers' Compensation, whether an extra-hazardous injury or not, must pay their pension contribution based on the wage portion of the Workers' Compensation benefits that the employee receives. All pension payments will be made pursuant to the rules of the Maine Public Employees Retirement System (MainePERS). If payment is not made within thirty (30) days of when the employee receives the Workers' Compensation benefit, the employee will be responsible for accrued interest until all contributions are paid.

- 6.5.1 Retirement service credit will be provided only for the time for which pension contributions have been made.

6.6 Transitional Work Program

- 6.6.1 It is the goal of the City of Portland to assist an employee who sustains a work-related injury to return to the positions they held at the time of their injury. To that end, the City has defined specific work assignments or "Transitional Work" that will be made available to those workers who, in the judgment of the City, will probably be able to return to "Regular Work" within three (3) years of the date of injury. This decision will be based in part on information provided by health care professionals.

- 6.6.1.1 "Transitional Work" is defined as a temporary job assignment created for the purpose of this provision or a regular job assignment that has been modified to eliminate or significantly limit one or more of its essential functions temporarily for the purpose of this provision.

- 6.6.1.2 "Regular Work" is defined as the position the employee held at the time of injury or, in the event that position is not available, another suitable position.

6.6.2 Eligibility

Participation in the Transitional Work Program will be limited to a period of three (3) years after the date of initial injury. In order to be eligible for assignment to Transitional Work, an employee (1) must have sustained an injury arising out of and in the course of employment with the City of Portland; (2) must have the approval of a treating physician; and (3) must sign a Transitional Work Agreement. The City will provide Transitional Work within the injured employee's department providing such work is available.

See Appendix B for a sample ~~trial~~ Transitional Work Agreement.

6.6.3 Duration of Assignment

An employee who meets the eligibility requirements in this policy will be assigned to the next available Transitional Work assignment and will be permitted to work up to ninety (90) days in that assignment. If at the end of the ninety (90) day period, the employee has not been released to Regular Work, the employee will no longer be eligible for Transitional Work

unless further medical evidence is presented that permits the City to believe that, with reasonable further periods of Transitional Work, the employee will probably be able to return to Regular Work. If such evidence is provided, the City may offer additional periods of Transitional Work for up to three (3) years from the initial date of injury.

If, during the course of the Transitional Work, it becomes evident to the City that the injured worker probably will not be able to return to Regular Work within three (3) years of the date of injury, the Transitional Work may be terminated. Such employees retain any rights they may have under M.R.S.A. Sec. 217 with regard to employment rehabilitation.

6.7 Re-employment within Three Years of Date of Injury

- 6.7.1 If an employee becomes capable of performing the essential functions of the position held on the date of injury, with or without reasonable accommodation, within three (3) years of the date of injury, the employee may return to work in that capacity. Upon return to work, the employee shall receive pay and benefits at the level they would have received if the injury had not occurred.
- 6.7.2 If the employee cannot return to the position held on the date of injury within three (3) years of the date of injury, the City will evaluate the employee's ability to perform other permanent assignments at an equal or lower pay grade within the bargaining unit.
- 6.7.3 Upon a determination of capability to work, the employee will provide the City with their current medical restrictions and the positions they wish to be considered for if unable to return to "Regular Work". If the employee is able to return to work for the City, but not in the position held at the time of injury, pay and benefits shall be determined by the City under the appropriate bargaining agreement and with concurrence of the bargaining unit representative. If the employee should return to a non-union position, the City's Non-Union Personnel Policy will determine pay and benefits.
- 6.7.4 The acceptance or refusal of appointment to a position other than the position held on the date of injury shall not terminate the employee's right to seek re-employment in the position held on the date of injury.

6.8 Termination of Employment

- 6.8.1 In those cases in which an employee has been unable to perform all the essential functions of their Regular Work for three (3) years from the date

of injury, the employee may be terminated from employment. The termination is non-disciplinary. In the event of termination, the employee will receive at least ninety (90) day notification of the termination process and, at the same time, will be requested to provide a current medical report which assesses their ability to return to Regular Work within the ninety (90) day period.

6.8.2 If unable to return to Regular Work by the date specified in the ninety (90) day notification listed in 6.6.3, and providing the up-dated medical evaluation indicates a work capacity, the employee will provide the City with their current medical restrictions and the positions they wish to be considered for as an alternative to termination. The provisions of 6.7 will apply if the employee is capable of performing another permanent budgeted position with the City that is available within the ninety (90) day period.

6.9 Any interpretation or application of the Workers' Compensation Act shall be determined by the Workers' Compensation Board and shall not be subject to the contractual grievance/arbitration procedure as outlined in Article 19 of this Agreement.

6.10 Notwithstanding the above, all parties reserve their rights under the Workers' Compensation statute and other applicable State or Federal law. Furthermore, it is not the City's nor the Association's position to limit or restrict, in any fashion, the individual's rights granted by any State statute.

7. JOB SPECIFICATIONS:

7.1 The City will make available to employees, upon request, job descriptions which outline the duties of each employee (including but not limited to public safety Telecommunicators and ~~supervisors~~ Telecommunicator Team Leaders) in the unit. The City agrees to submit all new and revised job descriptions covered by this Agreement to the Association for review and recommendations. Said recommendations must be submitted to the Director of Human Resources within ten (10) working days after receipt of the job specifications. However, nothing contained herein or in the job descriptions shall be construed as diminishing the current duties of employees (except Telecommunicators shall not be required to undertake major maintenance, construction or repair of departmental property), or as limiting the City's ability to assign additional duties as necessary, or as limiting duties to those consistent with prior practice. The foregoing is not intended, nor may it be construed to be a bargaining waiver for changes that would materially and significantly impact employees.

- 7.2 A copy of the current job descriptions for Telecommunicator and Telecommunicator ~~supervisor~~ **Team Leader** are attached as Appendix C-1 and C-2. A copy of the current job descriptions for Fire Alarm Systems Specialist and Radio Systems Specialist are attached as Appendix C-3 and C-4. Employees, other than electrical employees, shall not be detailed to other departments of the City except in case of emergency affecting the health, safety and welfare of the City.
- 7.3 Employees shall not use any information, confidential or otherwise obtained during their employment with the City in any way other than in the performance of their duties and shall use their best efforts to prevent and protect the confidentiality of the information.

8. STAFF MEETINGS:

- 8.1 The City agrees to compensate off-duty employees for attendance at mandatory staff meetings posted by the Emergency Communications Director, or their designee, in accordance with this Article. The purpose of the staff meeting and/or the agenda for the meeting shall be included in the posting notice. Compensation for these meetings for off-duty personnel shall be three (3) hours of straight time pay or time and one-half pay for actual hours spent in the meeting, whichever is greater.
- 8.2 Any mandatory staff meeting must be posted seven (7) calendar days in advance. An employee shall not be required to attend any meeting while on a pre-approved or authorized leave, such as vacation, sick, bereavement, disability, personal educations, military, Family and Medical Leave (FMLA), holiday, other as defined in Articles 17 (Sick Leave), 18 (Other Leave) and 22 (Vacations) of this Agreement.

9. FILLING OF JOB VACANCIES:

9.1 New Hires:

- 9.1.1 For purposes of this Article, a job vacancy shall be determined to exist only after official City approval to fill the vacant position has been obtained. Except as provided in 9.1.2 below, job vacancies shall be posted on Departmental bulletin boards for a minimum of seven (7) working days and a copy shall be forwarded to the President of the Association.
- 9.1.2 The City is not required to post job openings prior to offering that opening to a bargaining unit employee in order to fulfill its requirement to make reasonable accommodation in accordance with federal or state law.
- 9.1.3 Applicants for unit vacancies shall be evaluated by the Department Head, or designee, in accordance with the following criteria: 1. Qualifications; 2.

Experience; 3. Seniority; 4. Performance; 5. Special Training or Skills; 6. Job-Related Aptitude Test.

- 9.1.4 All new hires shall be employees of the City of Portland and shall be added at the bottom of the seniority list in Appendix D according to their date of hire.

9.2 Transfers Shift Bids / Open Shifts / Shift Changes:

- 9.2.1 Bid Process: The transfer bid opportunity will be posted within thirty (30) days of the occurrence of the vacancy as defined above. The posting will include the date and time phone calls, **deadline to include date and time bid form shall be submitted by**, or a virtual setting will be made to eligible employees in order to fill the vacancy. The Emergency Communications Director or designee shall call or use a virtual setting for the open position(s), starting with the most eligible senior employee and offer them the open vacancy and any other open vacancies that may be created with the filling of the open position. If an employee is not going to be available via telephone or virtual setting during the hours specified, it is the employee's responsibility to notify the Emergency Communications Director or designee of their interest in any potential transfer prior to the posted time for the telephone calls.

- 9.2.1.1 **Transfer Shift** bids will be awarded based on seniority pursuant to the seniority list attached as Appendix D-1, except as provided in Appendix E **and G** for **supervisors Telecommunicator Team Leaders**; however, **transfers open shifts or shift changes** may be denied for reasons related to the safe and efficient operation of the Emergency Communications Center.

- 9.2.1.2 The employee who is awarded the **transfer open shift or shift change** will be notified in writing of the transfer date, which shall be within ninety (90) days of the posting of the notice.

- 9.2.2 After completion of the bid process in 9.2.1 but prior to determining the post-training assignment for a new hire in **Telecommunications the Emergency Communications Center**, current employees of both Portland and of South Portland (who are covered by the Agreement with IAFF Local 1476) will be allowed to request a **transfer shift change** to the shift where the vacancy then exists providing they hold the same classification as the vacancy. Such requests will be considered by seniority and may be denied for reasons related to the safe and efficient operation of the Emergency Communications Center. If a request is granted, the employee will be

notified in writing of the transfer date which shall be within one hundred and twenty (120) days of the posting of the notice under 9.2.1 above.

9.3 ~~Mutual~~ Temporary and permanent shift changes (i.e. from 5-8's to the combination of 2-8's and 2-12's or vice versa) between employees of the same classification will be allowed pursuant to the following sections provided all parties, including the respective Supervisors and the Emergency Communications Director or designee are in agreement and neither of the positions will be a probable vacancy within a year. ~~Neither person may participate in future bidding for six (6) months.~~

9.3.1 A temporary shift change shall be defined as any shift change of twenty-eight (28) days or less in duration. A permanent shift change shall be defined as any shift change or more than twenty-eight (28) days in duration.

9.3.2 Temporary shift changes mutually agreed to between employees shall be subject to the conditions in Section 9.3 above. Temporary shift changes at the request of the Emergency Communications Director shall occur in inverse seniority. Permanent shift changes shall be first offered on a voluntary basis. If no employee or employees volunteer for a permanent shift change, the Emergency Communications Director will assign an employee or employees to a shift per needs for the Center according to inverse seniority.

9.3.3 An employee shall receive at least forty-eight (48) hours' notice prior to a temporary shift change. A permanent shift change shall require fourteen (14) days' notice to the employee or employees.

9.3.4 The Emergency Communications Director or designee may institute a temporary shift change with less than forty-eight (48) hours' notice based on either an emergency (i.e., hurricane, snowstorms) or to resolve a personal conflict between employees.

9.3.5 Available permanent shift assignments shall be opened to employees and awarded based on seniority. If no volunteer(s), assignment shall be filled by inverse seniority.

10. INSURANCE:

10.1 Life Insurance:

10.1.1 The present practice with respect to City and employee participation in the cost of the Maine Public Employees Retirement System group life

insurance premiums shall be continued for the term of this Agreement. At their own expense, employees may participate in the basic and supplemental term life insurance and dependent insurance offered by the Maine Public Employees Retirement System and governed by their procedures.

10.1.2 The City reserves the right to obtain equal to or better than the above-mentioned level of benefits from another source during the life of this Agreement.

10.1.3 The City agrees to continue life-insurance deductions on a pre-tax basis as provided by the Internal Revenue Service.

10.2 Medical Insurance:

10.2.1 The City provides a self-insured health insurance benefits program with claims administration by the City's third party administrator. The City reserves the right to implement changes to this primary plan that are recommended by the Health Insurance Advisory Committee and approved by the City Manager. The City's health plan will be implemented incorporating the principles of a value-based insurance design to include a four hundred dollar (\$400) deductible for the single plan and eight hundred dollar (\$800) deductible for the family plan per year.

10.2.1.1 The City agreed to establish a reserve account of one hundred fifty thousand dollars (\$150,000) to be used as outlined by the Health Insurance Advisory Committee.

10.2.2 The City will pay 85% of the medical insurance premium for an individual subscription per employee. Annually, the employee will have the opportunity to earn up to a 15% premium credit by meeting the five (5) requirements of the City's wellness program; 3% for each requirement. The City will pay fifty-three percent (53%) of the difference between the cost of the individual subscription for an employee who is eligible for and elects to have said family medical insurance coverage.

10.2.3 The City will pay, or share in the payment of, whichever is applicable, only the subscription level to which an employee is entitled by virtue of the number of people they may insure. However, employees who are members of the same family and eligible for coverage by more than one family subscription will be entitled to full or part payment, as applicable, from the City for no more than one family subscription, with other family members entitled only to individual subscriptions. Said subscriptions shall

be on the same terms and conditions as specified in 10.2.1, 10.2.2 and 10.2.3 above.

10.2.4 The City will provide the Association with thirty (30) days prior notice of any change in insurance provider, and the Association shall have ten (10) days thereafter within which to comment on such change.

10.2.5 The City shall begin payment on health insurance premiums effective the first month following the employee's date of hire.

10.2.6 Reopener: Notwithstanding any provision of this Agreement, either party may reopen this health insurance article and the salary article. The salary article shall only be reopened if the health insurance article is renegotiated and upon request of either party. Any subsequent negotiations shall be conducted in accordance with the most recent executed ground rules.

10.2.7 The City agrees to continue dependent care health benefit deductions on a pre-tax basis as provided by the Internal Revenue Service. The City further agrees to continue pre-tax health care flexible spending accounts.

10.2.8 Except as provided in 10.2.10.1 below, the City agrees to continue health care benefit deductions on a pre-tax basis as provided by the Internal Revenue Service.

10.2.9 For the purposes of this article, "family" is defined as spouse or domestic partner, and dependents. To enroll a domestic partner on the City's health insurance plan, the employee must satisfy the City's eligibility requirements for claiming an individual as a domestic partner.

10.2.9.1 The portion of the employee's health insurance contribution for domestic partner coverage, as outlined in 10.2.3 above, will be taken on a post-tax basis.

10.2.9.2 The City's contribution to the premium cost for domestic partner coverage and coverage of dependents of the domestic partner will be reported as imputed income at year end, in accordance with Internal Revenue Service regulations, and will be calculated into the employee's gross earnings as taxable wages.

10.3 Income Protection and Dental Insurance Deductions:

10.3.1 The City agrees to provide an income protection plan of its own choosing for employees and to permit employees to participate in such program at

their own cost and through payroll deductions. The City reserves the right to modify its income protection plan at any time.

10.3.2 Employees may participate in any dental insurance plan which may be made available to employees at their own cost and through payroll deductions. Employees may enroll a spouse and dependent children in the plan; employees may enroll a domestic partner on the City's dental insurance plan providing the employee satisfies the City's eligibility requirements for claiming an individual as a domestic partner. In no case shall the City be required to make a dental insurance plan available to employees, however.

11. PENSIONS:

11.1 The City is a participating local district under the Maine Public Employees Retirement System (MainePERS). Permanent/project employees who work a normal week of 21 hours or more per week are required to join the retirement system program in accordance with MainePERS Rules, or join the City's alternative ICMA-RC 401(a) plan as provided below. The employee's decision to join either plan is irrevocable for all periods of employment with the same employer as per MainePERS laws and rules.

11.1.1 Effective as soon as possible after City Council approval of this contract, the City shall provide to all eligible employees, a retirement benefit through the Maine Public Employees Retirement System (MEPERS), pursuant to the Consolidated Plan, Rule 94-411 Chapter 803, Section 8, Subsection 5 (Special Plan Benefit plan 3C, of two thirds of the average final compensation after twenty-five (25) years of creditable service regardless of age.

11.1.2 The City currently offers an ICMA 401(a) defined contribution qualified pension plan to new hires and current employees as an alternative to participation in the Maine Public Employees Retirement System defined benefit plan. Each participant has a plan account to which employee and employer contributions are made. Plan benefits are based on the total amount of money in the participant's account at retirement or eligible event. Effective as soon as possible after the City Council approval of this contract, the Employer contribution to the ICMA 401(a) shall be 10%.

11.2 The City agrees to continue to participate in a qualified deferred compensation plan for permanent part-time employees who work 20 hours or less per week. The deferred compensation plan provides for immediate vesting and optional withdrawal of the account balance upon the employee's termination.

- 11.3 The City agrees to continue pension deductions on a pre-tax basis as provided by the Internal Revenue Service.

12. SENIORITY AND PERSONNEL REDUCTIONS:

- 12.1 Seniority is defined as continuous permanent service in the Emergency Communications Division(s), except as provided for ~~supervisors~~ **Telecommunicator Team Leaders** in Appendix E ~~and G~~ in regard to shift selection and personnel reductions. The combined Portland/South Portland communications seniority list is attached as Appendix D-1. In the event of personnel reductions, the City will identify in the budget the positions to be eliminated by classification. Individuals will be laid off on the basis of seniority and qualifications. Vacant positions will be eliminated prior to eliminating a filled position.
- 12.2 Employees may bump into other unit positions in the following order:
- 12.2.1 The employee will first be offered any suitable vacancy in the unit which the employee is qualified to perform, as determined by the City.
- 12.2.2 If there are no available positions under 12.2.1 above, the employee may bump less senior employees in positions which the City determines the employee is qualified to perform.
- 12.3 Employees may opt to accept lay-off at any point in the bumping process rather than exercising their bumping rights.
- 12.4 No employee can bump into a promotional classification. An employee who bumps into a position under 12.2 above will be paid at the range for that position at the step closest to their permanent rate which does not result in an increase.
- 12.5 Employees who are laid off will receive all separation pay to which they would be entitled if they had resigned in good standing.
- 12.6 Seniority rosters will be posted in work locations and sent to the unit president in January of each year.
- 12.7 Employees who are laid-off or who bumped into positions under 12.2 above shall have a 15-month recall right to the classification from which they were laid-off and in the reverse order of lay-off. An employee on lay-off shall keep the City informed of their current address and the City may rely on its records for the last address of the laid-off employees, and may remove from the recall list any person who does not respond or accept recall to work within ten (10) days after mailing

of notification. A copy of such recall notification shall be mailed to the President of the unit for their information.

12.8 Telecommunicator Team Leaders' seniority date will be their promotional date for purposes of shift bids and personnel reductions.

13. CLOTHING:

13.1 Work uniforms, as described below, will be issued annually to employees or on an as needed basis.

13.1.1 Telecommunicators ~~and Radio Systems Specialist (**):~~

- a.) 5 polo shirts
- b.) 2 long sleeve fleece
- c.) ~~** Winter jacket~~ 1 soft shell (fleece) vest
- d.) ~~**Steel toe footwear~~ 1 soft shell (fleece) jacket

13.1.2 The City agrees to reimburse up to three hundred dollars (\$300.00) per fiscal year for the purchase of pants (khaki colored), work shoe/boot and a black belt. There will be no rollover of funds.

13.1.3 Fire Alarm Systems Specialist **and Radio Systems Specialist** will be supplied with the following items and these items will be replaced on an as needed basis:

- a.) 5 pairs of trousers
- b.) 3 winter shirts or sweatshirts
- c.) 5 t-shirts
- d.) 1 fall/summer jacket
- e.) 1 winter jacket
- f.) 6 patches
- g.) 1 pair of coveralls
- h.) **Steel toe footwear (Radio Systems Specialist)**
- i.) **Line gear (Fire Alarm Systems Specialist):**
 - 1. Electrical gloves
 - 2. Safety boots with steel toe/shank
 - 3. Hard Hat

14. LEGAL AID AND PROTECTION:

14.1 The City shall, with the consent of the employee, assume the defense of and indemnify any employee against a claim which arises out of an act or omission occurring within the course or scope of their employment and for which the City

is liable under the Maine Tort Claims Act, 14 M.R.S.A. sub-section 8101 et. seq. The City, in its discretion, may provide such defense and/or indemnification through a self-insurance program or through insurance coverage limited to Four Hundred Thousand Dollars (\$400,000), including costs other than defense costs for any and all claims arising out of a single occurrence, to be purchased by the City.

- 14.2 In any case in which the City is not defending the employee under 14.1 above, the City will, with the consent of the employee, assume the defense of and indemnify the employee, up to the statutory limits of the Maine Tort Claims Act, against any claim which arises out of an act or omission occurring within the course or scope of their employment and for which the City is not liable, provided that such defense or indemnification is not contrary to public policy, and the City determines that the employee acted in good faith and did not willfully or knowingly violate any Ordinance, rule or regulation of the City.
- 14.3 In all cases in which the City has assumed the defense of an employee, the City, acting through its Corporation Counsel, has the right to approve retention of any outside counsel. Further, in all cases in which the City has assumed the defense of an employee, the City Council may, in its discretion, and after consultations with the Corporation Counsel, authorize and accept settlement of the case.
- 14.4 It is a condition of the City's obligation to defend and indemnify an employee hereunder that the employee fully cooperate with the City in any claim by or against the City regardless of whether the employee works for the City at the time that the claim is filed. "Full cooperation" hereunder shall include, without limitation, providing information to the City and its attorneys (including attorneys designated or hired by the City), appearing and/or participating as a witness in the case when requested to do so by the City, including without limitation, participating in all pre-trial and trial proceedings. "City" as used under this section shall include officers, employees and agents of the City, including, without limitation, attorneys designated or hired by the City. Except in those circumstances where such full cooperation is in conflict with the advice of the employee's legal counsel or is in violation of the employee's constitutional rights, failure to fully cooperate with the City on any case may result in disciplinary action against the employee and denial of the indemnification obligation hereunder unless otherwise required by the Maine Tort Claims Act.
- 14.5 Paragraph 14.4 above may not be construed to imply that an employee who is not a defendant has no duty to fully cooperate with the City and its representatives, when the City and its representatives, in their sole discretion, determine that the employee has information relevant to the claim or the defense of the claim against the City or another employee of the City. In such a situation, except in those circumstances where such full cooperation is in conflict with the advice of the

employee's legal counsel or is in violation of the employee's constitutional rights, the non-defendant employee has a duty to fully cooperate with the City as a condition of employment.

- 14.6 The City agrees to release the employee from their shift for appearances at any necessary proceedings on the date of such proceedings and at the request of the City's designated defense attorney. Should the proceedings conclude prior to the end of the employee's shift, the employee may be required to report for duty for the remainder of their shift.
- 14.7 The rights of the City and the members are governed by this article and are not affected by the terms of any policy of insurance.

15. UNUSED SICK LEAVE UPON SEPARATION:

- 15.1 During the term of this Agreement, when an employee is laid off, the employee shall receive an amount equal to their salary at the time of lay-off for one-half (1/2) the number of days of their accumulated unused sick leave up to a maximum of ninety (90) days of pay.
- 15.2 During the term of this Agreement, when an employee retires from continuous permanent active service with the City and is immediately eligible for retirement benefits under one of the two primary pension plans outlined in Article 11, the employee shall be entitled to receive an amount equal to their salary at the time of retirement for one-half (1/2) of accumulated sick leave up to a maximum of ninety (90) days of pay, provided the employee has a minimum of sixty (60) days of sick leave accumulated. Retiring employees with less than sixty (60) days shall not receive any payment.
- 15.3 In the event of death before retirement of an employee covered by this Agreement, unused sick leave shall be paid to the employee's designated beneficiary or estate, in the salary equivalent to one-half (1/2) of their then accumulated unused sick leave, said payment not to exceed payment for ninety (90) days.
- 15.4 In the event of death in the line of duty of an employee, the City shall pay one hundred percent (100%) of the employee's total accumulated unused sick leave balance to the employee's designated beneficiary or estate.
- 15.5 For resigning employees of good standing with less than ten (10) years of continuous permanent service with the City, payment shall be one-fifth (1/5) of accumulation with a maximum payment of twenty four (24) days; for resigning employees of good standing with ten (10) years or more of continuous permanent

service with the City, payment shall be one-half (1/2) of accumulation with a maximum payment of forty-five (45) days. A good standing resignation is considered to be two (2) weeks' notice of resignation.

15.6 For purposes of this article, a day is defined as eight (8) hours.

16. SUBSTITUTIONS / SHIFT TRADES:

16.1 An employee in the unit may exchange a shift with another qualified employee on another shift, provided:

16.1.1 The exchange is approved in advance by the Emergency Communications Director or their designee, which shall be denied only for good reason.

16.1.2 The City shall not be held responsible for enforcing any agreement made between employees and shall be under no financial obligation to substitute for their duty as a substitution. **Shift or trade hours are hour for hour and not paid at the overtime rate if the hours trade exceed forty (40) hours in a pay week.**

16.1.3 Substitutions will not ordinarily be permitted for more than **one (1) rotation of either three (3) or four (4) consecutive shifts. Employees may not swap or trade shifts to use elective time off (vacation, personal, compensatory, holiday, EPL time).**

16.1.4 The substitutions are made between equally or greater qualified employees. It is the responsibility of the employee making the substitution to make sure that the shift being swapped is eligible to be paid back according to the staffing needs of the PRCC when notifications have been made. With regard to qualifications needed, it is understood that the swap on employee who agrees to the substitution will be responsible for covering the shift. **Failure of an employee to fulfill their obligation, that employee may be subject to discipline including suspension of privileges to perform trades.**

17. SICK LEAVE:

17.1 **The Fire Alarm Systems Specialist and Radio Systems Specialist shall accrue sick leave at the rate of 1.85 hours per each full payroll week with unlimited accumulation. Telecommunicators and Telecommunicator Team Leaders shall accrue at the rate of 2.77 hours per each full payroll week with unlimited accumulation. The weekly earnings rate shall be adjusted in the last week of the calendar year in accordance with annual accrual amounts of 96 hours.**

17.1.1 The new accruals will take effect upon transition to the new platoon schedule for Telecommunicators and Telecommunicator Team Leaders.

17.2 Sick leave may be used only in the following cases:

17.2.1 Personal illness or physical incapacity of such a degree as to render the employee unable to perform the duties of their position, unless the Department Head or their designee determines that the employee is capable of other work in the Department. If requested, the employee shall furnish the Department Head or designee a certificate from their attending physician. Alternatively, the City may require the employee to submit to an examination by a physician of the City's choosing, said expenses to be borne by the City.

17.2.2 Attendance upon members of the family within the household of the employee when the illness requires care by the employee, including domestic partner and their relatives who live within the household of the employee not to exceed twelve (12) days per year, unless such leave qualifies as FMLA leave.

17.2.3 At the discretion of the Department Head or designee, sick leave may be used in the event of the death of an immediate family member as defined in 18.1.2.

17.2.4 Employees who wish to use sick leave to care for a domestic partner or member of their family in accordance with 17.2.2 above, or in conjunction with bereavement leave in accordance with 17.2.3 above, must satisfy the eligibility requirements for claiming an individual as a domestic partner under state law or City ordinance.

17.3 Sick leave use shall be evaluated by the Department Head or designee on an individual case-by-case basis and in accordance with established departmental procedure.

17.4 Conversion to Vacation Leave

17.4.1 Any permanent employee working the standard 40 hour work week who uses the equivalent of two or fewer sick days within any consecutive 12 month period may elect to convert 48 hours of accrued sick leave to 40 hours of vacation leave. Two or fewer days is equivalent to a maximum of sixteen (16) hours for employees working a 5/8 schedule or twenty four (24) hours for employees working a combination of two eight (8) hour shifts and two twelve (12) hour

shifts.

- 17.4.1.1 Alternatively, an employee who has 12 or more years of permanent City service and a sick leave balance of no less than 768 hours may elect to convert 48 hours of accrued sick leave to 40 hours of pay at their regular hourly rate.
- 17.4.1.2 Employees may make one of the above elections only once for any consecutive 12 month period, and only once during any 12 month period.
- 17.4.1.3 The conversion of sick leave to vacation leave shall not be permitted if doing so would result in exceeding the maximum permitted vacation accumulation.
- 17.4.1.4 Employees will have a minimum of fourteen (14) calendar days from the date they are notified of their conversation eligibility to make their election to convert sick leave to vacation time, as outlined in 17.4.1 and 17.4.1.1.

17.5 Personal Leave

- 17.5.1 Any permanent employee working a standard work week who has been employed by the City for twelve (12) consecutive months as of the beginning of the fiscal year is eligible to convert up to two (2) days, or sixteen (16) hours / **twenty-four (24) hours**, of previously earned sick leave, vacation leave or compensatory time to an equivalent amount of personal leave **only during the month of July.** ~~Eligible employees may make the personal leave conversion in accordance with the provisions of 17.4.2 only during the month of July.~~ **Any permanent employee working a standard work week who has not been employed by the City for twelve (12) consecutive months as of the beginning of the fiscal year will be eligible to convert the month that they reach their one (1) year anniversary, and then during the month of July thereafter.**
- 17.5.2 Sick leave will be converted to personal leave at the time the conversion is elected. The personal leave balance will change as personal leave time is used. At the end of each fiscal year, each employee may elect one of the following options: (1) convert unused personal leave to sick leave, or (2) retain unused personal leave for use in the next fiscal year. In no event shall the employee's personal leave balance exceed two (2) days at any time. Neither conversion of sick leave to personal leave nor the subsequent use of personal leave under this section shall be considered to

be use of sick leave for purposes of determining eligibility for the Chief's Perfect Attendance Program.

17.5.3 The employee will give the Emergency Communications Director or designee as much advance notice as possible but no less than twenty-four (24) hours' notice of the use of personal leave. In any case the employee will notify the Emergency Communications Director or designee of the use of personal leave in the same manner as required for sick leave. When using personal leave time, the employee is not required to give the reason for use of such time. Personal leave shall not be used on a holiday and shall not be used on a day for which the employee has requested vacation or other discretionary leave and has been denied that request. Personal leave balances are not payable at separation from employment. However, an employee shall have the option at separation to convert unused personal leave to sick leave.

18. OTHER LEAVE:

18.1 Bereavement Leave

18.1.1 An employee shall be excused from work for up to forty (40) hours because of a death in their immediate family, as defined below, and shall be paid their regular rate of pay for the scheduled working hours missed. It is intended that this time off be used for the purpose of handling necessary arrangements and attendance at the funeral.

18.1.2 Immediate family is defined as spouse, child, step-child, parent, ~~brother,~~ ~~sister~~ sibling, ~~mother~~ parent-in-law, ~~father-in-law~~, step-parents, grandparents and grandchildren. Immediate family also includes domestic partner, child of domestic partner, parents and siblings of domestic partner providing the employee meets the City's eligibility requirements for claiming an individual as a domestic partner.

18.2 Funeral Leave: In addition to the foregoing, 1 shift may be used for attendance at the funeral of the following relatives: aunt, uncle, niece, nephew, ~~brother~~ sibling-in-law, ~~sister-in-law~~, or other relatives living in the same household as the employee. One (1) shift of funeral leave may be used to attend funeral of relative of a domestic partner similarly related providing the employee meets the City's eligibility requirements for claiming an individual as a domestic partner.

18.3 Jury/Witness Duty Leave: The City shall pay to an employee called for jury duty or as a witness to a case (wherein the employee is not a plaintiff or defendant in the case) the difference between the regular pay and the juror's pay or witness fee upon presentation of an official statement of pay received. This article does not

apply to employees required by the City to appear on behalf of the City at a court hearing; such appearances are covered in Article 24. An employee excused by the Court for any reason shall be required to return to work promptly thereafter, except when arrangements have been made for replacement for a given work period.

18.4 Military Leave: Military leave and rights to re-employment after such leave shall be available to employees under the terms and conditions of applicable federal and/or state law as may be amended from time to time. Any person restored to service under such law shall be restored with accrued seniority.

18.5 Reserve Service Leave rights to re-employment after such leave shall be available to employees who are members of the organized military reserves or National Guard, under the terms and conditions of applicable federal and/or state law as may be amended from time to time. For any period of reserve service leave of up to three (3) weeks in any calendar year, the City will pay the difference between the employee's total service pay for said field duty and the employee's regular compensation, the sum of both payments to equal the regular week's pay of the employee had they been in the City service during this period. The employee using reserve service leave shall furnish the Emergency Communications Director with an official statement of reserve service pay received.

18.6 Any disputes as to rights under applicable federal and/or state law in regard to military leave and reserve service leave are not arbitrable but may be determined by a court of competent jurisdiction.

18.7 Extended Medical Leaves of Absence:

18.7.1 Should an employee not be eligible for or have otherwise exhausted other available leave, such as FMLA, or require an extension of leave due to a disability or serious health condition, the employee may be eligible to take a leave of absence pursuant to this section where medically necessary. All leave requests will be reviewed pursuant to applicable state and federal law including but not limited to the Family and Medical Leave Act and the Americans with Disabilities Act

Pursuant to the Americans with Disabilities Act (the "ADA") and other applicable Maine law, the City shall provide a reasonable accommodation for a qualified employee with a disability, unless such accommodation would cause an undue hardship on the City. In some instances, a reasonable accommodation may take the form of an extended unpaid leave of absence. The employee must inform the City of the need for an accommodation and should do so as soon as practicable upon becoming aware that a workplace barrier exists. If the need for an accommodation is

not obvious or the employee has not already provided sufficient information to substantiate their qualifying medical condition, the City may request documentation of the individual's medical condition. The City may request clarification concerning the nature of the medical condition and the employee's limitations in order to identify an appropriate reasonable accommodation. The City and the employee shall engage in an interactive process to determine an effective reasonable accommodation within as quick a timeframe as is practicable under the circumstances.

If leave is determined to be necessary, the initial period of disability leave will be processed as Family Medical Leave twelve (12) weeks under Federal law or ten (10) weeks under the Maine law if the disability is a serious health condition as defined by the Family Medical Leave Act and the employee is otherwise eligible.

18.7.2 Absent unusual circumstances, the employee shall submit written notification to their Human Resources representative at least thirty (30) days prior to their anticipated departure stating the probable duration of the leave. The Human Resources representative may require the employee to provide a statement from their physician setting forth (1) the anticipated duration of the disability, and (2) whether they may continue to perform their work assignments.

18.7.3 Upon written request of the employee submitted to the Human Resources representative at least two weeks prior to the expiration of the granted leave, and at the discretion of the City Manager, after recommendation of the Emergency Communications Director and the Director of Human Resources, a disability leave of absence without pay may be extended or renewed for an additional period of time.

18.7.4 Disability leaves of absence, including extensions and renewals, will not be approved for a total combined period in excess of twelve (12) months from the start of the leave. At the expiration of the twelve (12) months, any requests for extension beyond the twelve (12) months will be evaluated according to physician recommendations in accordance with applicable law.

18.7.5 Accumulated sick leave benefits shall be applied to any portion of the requested or required leave so eligible at the option of the employee, but cannot be used to extend a disability leave beyond the twelve-month (12) period.

18.8 Short-Term Leave of Absence: A regular employee may be granted a leave of absence without pay by the Emergency Communications Director when approved

by the Director of Human Resources, for a period deemed necessary by the employee for the purpose of the leave, but not in excess of 60 days. The employee requesting such leave must make written request at least two weeks in advance of the request date leave is to begin, unless the reason for such leave is of such an emergency nature as to preclude this requirement.

- 18.9 Special Leaves (Long-Term): The City Manager, upon the recommendation of the Emergency Communications Director and the Director of Human Resources, may authorize special leaves of absence with or without pay for any period or periods not to exceed one calendar year for the following purposes: attendance at college, university or business school for the purpose of training in subjects relating to the work of the employee and which will benefit the employee and the City service; urgent personal business requiring the employee's attention for an extended period, such as settling an estate, liquidating a business; or for purposes other than the above that are deemed beneficial to the City service. The employee requesting such special leave must make written request at least two weeks in advance of the date leave is requested to begin, unless the reason for such leave is of such an emergency nature as to preclude this requirement.

18.10 Family Medical Leave (FMLA)

- 18.10.1 Consistent with applicable state or federal Family Medical Leave laws, employees may be eligible for unpaid, job-protected leave of up to twelve (12) weeks. Requests for leave pursuant to this provision shall be made to the Director of Human Resources and will be administered in accordance with the applicable law, as may be amended from time to time. An employee who has been employed for twelve (12) consecutive months and who has worked 1250 hours in the last twelve months may be entitled to up to a total of twelve (12) weeks of Family Medical leave in any twelve (12) month period. The twelve (12) month period during which this entitlement may occur is a rolling twelve (12) month period measured backward from the date an employee uses any FMLA leave. The leave shall be an unpaid leave unless the employee elects to use accumulated vacation leave or accumulated sick leave. The employee must give at least 30 days' notice of the intended date upon which Family Medical leave will commence and terminate, unless prevented by medical emergency from giving that notice. Leave may be consecutive, intermittent, or on a reduced hourly schedule if the employee and the City agree, or if medically necessary. The employee shall provide medical certification of the need for the leave. FMLA leave is governed by the requirements of state and/or federal FMLA laws, as they may apply. If the requirements, benefits, definitions and/or scope of

either the federal or state FMLA changes during the term of this Agreement, such changes are automatically incorporated into this Agreement, except that nothing in this provision shall be construed to provide employees with less protection under FMLA than set forth in this Article.

18.10.2 Employees who request to use Family Medical Leave for the purpose of caring for a domestic partner, or child or parent of domestic partner, must satisfy the City's eligibility requirements for claiming an individual as a domestic partner.

18.11 Failure on the part of an employee to return to work on the expiration of the granted leave without having arranged for an extension, or absence from work without a written request for and approval of an extension of the leave, shall be deemed a resignation from service.

18.12 Employee's requests for leaves of absence under this Article shall not be denied in an arbitrary or capricious manner, but remain discretionary with the City, consistent with applicable law.

18.13 For leaves of absence taken in accordance with this article, the City will continue the employee's health insurance coverage, and the employee may use accrued sick, vacation, personal leave or compensatory time during such leave. Employees are responsible for making payment of their portion of weekly benefits premiums, including, but not limited to, health insurance, dental insurance, retirement, Association dues, etc. that may apply, after accrued benefit time being used to pay for said premiums has been exhausted. Failure of the employee to keep current with weekly benefits premiums as applicable may result in termination of benefits/coverage. Employees on approved leave of absence shall inform the Human Resources department as to how they wish to pay for their portion of benefits premiums. The employee will accrue holiday, vacation or sick leave during the first twelve weeks of such leave. After the first twelve weeks, there will be no further accrual of holidays, sick or vacation leave. Seniority, however, will accrue during the term of the leave.

19. GRIEVANCE PROCEDURE:

19.1 Should the Association feel aggrieved concerning the interpretation or application by the City of any provision of this Agreement, the Association may seek adjustment of the grievance as follows:

19.1.1 The Association, through its authorized representative, shall take up the grievance with the ~~employee's immediate supervisor~~ Emergency Communications Deputy Director of designee. The ~~supervisor~~ Deputy

Director or designee shall meet with the Association within five (5) calendar days of receipt of notification of the grievance from the Association.

19.1.2 If the Association and the **supervisor** **Emergency Communications Deputy Director or designee** have not resolved the grievance, the Association may submit the details of such grievance in writing to the Emergency Communications Director within ten (10) calendar days after meeting with the **supervisor** **Emergency Communications Deputy Director** under Step 19.1.1, such details to include:

19.1.2.1 a statement of the grievance including the facts surrounding the issue;

19.1.2.3 identification of the clause, section or provision of the Agreement which is in dispute; and

19.1.3.3 the remedial action requested, when possible or practicable.

Within ten (10) calendar days after the Emergency Communications Director receives such grievance ~~s/he~~ **they** shall meet with a representative of the Association, the employee, and other persons deemed necessary for the purpose of adjusting or resolving the grievance. The Emergency Communications Director shall render a decision in writing within ten (10) calendar days after such meeting.

19.1.3 Within twenty (20) calendar days of receipt of the decision of the Emergency Communications Director, the Association may appeal the decision to the Portland/South Portland Public Safety Dispatch Board of Governance (Appendix I - the "Board") as defined in the Inter-Local Agreement dated July 17, 2007, by filing a copy of the written grievance and the response at Step 19.1.2 with the Chair of the Board. The Board, or its designated representative(s), shall meet with the Association within ten (10) calendar days and provide the Association with a written decision within ten (10) calendar days after such meeting.

19.1.4 In the event that the decision of the Board rendered pursuant to 19.1.3 above is not acceptable to the Association, within twenty (20) calendar days after receipt of the decision at Step 19.1.3, it may request in writing that the matter be submitted to mediation. If the parties mutually agree that mediation is appropriate, a mediator acceptable to both parties shall be selected within thirty (30) calendar days of the request for mediation. If mediation (i) is not requested, (ii) does not resolve the grievance, or (iii)

either party declines to mediate in writing to the other party, then the Association may request arbitration as provided in 19.1.5 below. A party's decision to request or decline mediation in any grievance shall not be used or held against either party in any future grievance or arbitration, nor shall it establish any precedent.

19.1.5 In the event that the decision of the Board rendered pursuant to 19.1.3 above is not acceptable to the Association, and/or the parties have exhausted all remedies including Mediation as set forth in 19.1.4 above, within twenty (20) calendar days after receipt of the decision at Step 19.1.3 if mediation is not requested, or within twenty (20) calendar days after mediation is declined or occurs without resolution, the Association may request in writing that the matter be submitted to arbitration. The City and the Association shall mutually agree upon an arbitrator. In the event they are unable to agree upon an arbitrator within ten (10) calendar days of the request for arbitration, the arbitrator shall be selected through the American Arbitration Association in accordance with the rules of said Association then in full force and effect. Thereafter, arbitration shall be had in accordance with the rules of the American Arbitration Association. Said Arbitrator shall not have authority to add to, subtract from, or modify the provisions of this Agreement. The arbitrator's decision shall be final and binding upon the parties hereto. The costs of the mediation services and/or the arbitrator, and of the arbitration, shall be borne equally by the parties.

19.1.6 The time limits for processing of grievances and for written decisions of the City may be extended by written or electronic communication indicating the mutual consent of the parties. Steps 19.1.1 and 19.1.2 in the grievance procedure may be waived by written or electronic communication indicating the mutual consent of the parties.

19.1.7 At Steps 19.1.2 and 19.1.3 of the grievance procedure, the Emergency Communications Director or Board of Governance may designate a duly authorized representative(s) to act on their behalf.

19.1.8 All grievances shall be commenced not later than thirty (30) calendar days after the occurrence of one of the following two events, whichever shall be later in time:

19.1.8.1 The time of the occurrence of the event giving rise to the grievance; or

19.1.8.2 The time the event became known to either the Association or the employee concerned.

19.1.9 Time limits for appeals and for written decisions by the City may be extended by mutual consent of the parties. In the event that the City representatives fail to respond within the specified time limit, the Association and grievant may appeal to the next level.

20. DISCIPLINE:

- 20.1 Disciplinary actions shall not be taken without just cause in accordance with City of Portland administrative regulation 25. Just cause shall be deemed to include, but not be limited to, violation of departmental rules and regulations, incompetence, misconduct, negligence, insubordination and intoxication or being under the influence of controlled substances, apart from duly prescribed medications.
- 20.2 The City recognizes the right of employees to request Association representation at disciplinary hearings or investigative interviews.
- 20.3 The Association shall receive written notice of written warnings and suspensions within five (5) days after the effective date of the action. The Association will be copied on all pre-termination hearing notices.
- 20.4 Written reprimands shall not be used against the employee after a period of two (2) years, provided that there has not been a recurrence of a similar offense during that two-year period.

21. SAVINGS:

- 21.1 If any provision of this Agreement or any application thereof to any employee or group of employees is found contrary to law, then such provision or application will be invalid or subsisting to the extent permitted by law, but all other provisions or applications shall continue in full force and effect.

22. VACATIONS:

22.1 Accruals:

- 22.1.1 ~~All permanent employees~~ The Fire Alarm Systems Specialist and Radio Systems Specialist covered by this Agreement shall accrue .77 hours of vacation leave per full payroll week in the first through the second years of service. All Telecommunicators and Team Leaders shall accrue .81 hours of vacation leave per full payroll week in the first through the second years of service.

22.1.2 ~~All employees~~ The Fire Alarm Systems Specialist and Radio Systems Specialist covered by this Agreement shall accrue 1.54 hours of vacation leave per full payroll week in the third through the sixth years of service. All Telecommunicators and Team Leaders shall accrue 1.62 hours of vacation leave per full payroll week in the third through the sixth years of service.

22.1.3 ~~All employees~~ The Fire Alarm Systems Specialist and Radio Systems Specialist covered by this Agreement shall accrue 2.31 hours of vacation leave per full payroll week in the seventh through the nineteenth years of City service. All Telecommunicators and Team Leaders shall accrue 2.42 hours of vacation leave per full payroll week in the seventh through the nineteenth years of service.

22.1.4 ~~All employees~~ The Fire Alarm Systems Specialist and Radio Systems Specialist covered by this Agreement shall accrue 3.08 hours of vacation leave per full payroll week in the twentieth and succeeding years of City service. A

II Telecommunicators and Team Leaders shall accrue 3.24 hours of vacation leave per full payroll week in the twentieth and succeeding years of City service.

22.1.4.1 The new accruals will take effect upon transition to the new platoon schedule for Telecommunicators and Telecommunicator Team Leaders.

22.1.5 Effective July 1, ~~2008~~ 2024, no more than ~~160~~ 200 hours of vacation leave may be accumulated and carried over by an employee. However, the payout upon separation for vacation leave for this article will be a maximum of 160 hours.

22.1.6 Vacation leave earnings shall be credited and posted on a weekly basis. For purposes of this article, years of service is defined as consecutive City service. ~~The weekly earnings rate shall be adjusted on the last pay period of the calendar years in accordance with the annual accrual amounts of 40, 80 hours, 120 hours and 160 hours.~~

22.1.7 Employees who ~~earn vacation leave at a rate of 1.54 hours or more of vacation leave per full payroll week~~ have worked three (3) or more consecutive years may convert cash in one (1) week of vacation time per ~~to one (1) week's cash bonus once during any~~ calendar year.

22.2. Upon execution of this Agreement, and to the extent possible and consistent with the needs of the department, vacation scheduling of employees, other than Fire

Alarm Systems Specialist and Radio Systems Specialist, will be subject to the following:

- a. Employees will be divided into four (4) Telecommunicator groups and one (1) ~~supervisor~~ **Telecommunicator Team Leader** group as provided in Appendix F.
- b. One (1) Telecommunicator from each group can be on vacation at the same time, and one additional Telecommunicator from any one of the four (4) groups can be on vacation at that time, for a total of five (5) Telecommunicators on vacation at the same time; at no time would more than two (2) people in the Telecommunicator group be allowed to be on vacation during the same Sunday – Saturday week; and
- c. In addition to the Telecommunicators, one ~~supervisor~~ **Telecommunicator Team Leader** can be on vacation at a time during a Sunday to Saturday week.
- d. Notwithstanding the foregoing, during the months of June, July and August, except for the Sunday – Saturday week during which the fourth of July falls, one (1) additional employee (Telecommunicator or ~~supervisor~~ **Telecommunicator Team Leader**) can be on vacation;

22.2.1 The foregoing provisions shall apply to requests for vacation of one full work week or more.

22.2.2 Request for partial week vacations or single day vacations shall be granted at the discretion of the Emergency Communications Director or their designee.

22.3 Vacation "picks" shall **occur between October 1 and October 31 and** be done by seniority in Appendix D-1, pursuant to the following:

22.3.1 **Employees may bid no more than two (2) consecutive shift rotations or fourteen (14) calendar days inclusive of scheduled days off during the first round only. However, each employee shall be permitted to pick a minimum of one full week of vacation in the first round. Employees may pick any additional weeks of vacation in following rounds, or they may choose to float any additional vacation time after selection of the one week.**

22.3.2 Drawing for partial vacation weeks will be done after the rounds of drawing for full weeks has been completed.

~~22.3.3 Between October 1 and October 31, the Emergency Communications Director, or their designee, shall initiate and complete the vacation selection process for the subsequent calendar year.~~

22.3.3 Eligibility for vacation shall be based upon the prospective amount which will be earned by the employee during the year for which the selection is being made. In the event an employee resigns, retires, or is terminated prior to earning vacation time which has already been taken, the amount paid to the employee for such unearned time will be deducted from their final paycheck.

22.3.4 An employee that bids a vacation during the annual vacation bid process as outlined in this section and does not have the vacation time available to take at the time of the approved vacation shall have their vacation bid canceled and be required to report to work for their regular shift(s).

22.4 Subsequent to completion of the vacation pick process outlined in Section 22.3, any uncommitted earned leave, other than sick leave or a leave of absence, may be requested for the next calendar year on a "first come" basis and shall be granted at the discretion of the Emergency Communications Director, or designee. The Emergency Communications Director, or designee, shall determine whose request is first based upon the received date and time, with seniority used to break any "tie" in such date and time. All such requests shall be made by departmental policy.

22.5 Cancellation of previously approved vacations under this Article may occur in the event of an emergency as determined by the Emergency Communications Director or designee. Nothing in this Article shall be construed as limiting, modifying, or constraining the City's right to determine and set levels of manpower and the City's right to manage and direct its employees.

22.6 Fire Alarm Systems Specialist and Radio Systems Specialist are to submit their vacation requests and/or EPL requests for purposes of vacation at least two (2) weeks in advance, except in the event of extenuating circumstances. The Fire Alarm Systems Specialist must receive approval by the Fire Chief or designee. The Radio Systems Specialist must receive approval from the Emergency Communications Director.

22.7 Once vacations have been scheduled, an employee may change the dates of their vacation subject to availability of desired dates.

22.8 Earned Paid Leave

22.8.1 Upon execution of this Agreement and pursuant to 26 M.R.S. Sec. 637, employees will accrue one (1) hour of Earned Paid Leave (EPL) for every forty (40) hours worked and shall be subject to the City's personnel policies regarding EPL. EPL shall be credited and posted on a weekly basis.

22.8.2 Employees may accumulate up to a maximum of forty (40) hours of EPL in a calendar year. Unused EPL hours will roll over from one calendar year to the next, but employees will not be awarded more than 40 hours in a calendar year, including hours that are rolled over.

22.8.3 EPL may be used for 1) an emergency, illness, or sudden necessity; or 2) any reason other than emergency, illness, or sudden necessity, including vacation or personal time. Where EPL is taken for an emergency, illness, or sudden necessity, the employee must make a good faith effort to provide as much notice as is feasible under the circumstances, and in accordance with the Department's regular procedures. Where EPL is taken for any reason other than emergency, illness, or sudden necessity, an employee must request to take EPL in accordance with the Department's regular procedures as outlined in Article 22.

22.8.4 Employees hired on or after July 1, 2008 shall be compensated for all accumulated vacation leave and EPL at the time of separation with a combined maximum payout of 160 hours. Any accrued EPL over this amount is forfeited at the time of termination of employment.

22.8.5 If at any time Maine's EPL law is rescinded, employees shall not earn any additional EPL and vacation leave accrual rates will be restored as follows: 1.54 hours per week in the first through the second year of service; 2.31 hours per week in the third through sixth year of service; 3.08 hours per week in the seventh through nineteenth year of service; and 3.85 hours in the twentieth and each succeeding year of service.

~~22.8.6 Effective one time only, on December 31, 2022, employees may convert any accrued but unused EPL to vacation time, up to their maximum vacation accrual.~~

23. HOLIDAYS:

23.1 The following holidays shall be paid holidays as of the day observed, or the actual day as noted below, for all employees covered by this Agreement:

- 23.1.1 New Year's Day
- 23.1.2 Martin Luther King's Day,
- 23.1.3 President's Birthday
- 23.1.4 Patriot's Day
- 23.1.5 Memorial Day
- 23.1.6 Juneteenth (June 19th)
- 23.1.7 Independence Day (4th of July)
- 23.1.8 Labor Day

- 23.1.9 Indigenous Peoples' Day
- 23.1.10 Veteran's Day
- 23.1.11 Thanksgiving Day
- 23.1.12 Christmas Day (Actual holiday)

In addition to the above, any special non-recurring holiday declared by the President of the United States or the Governor of the State of Maine and observed by other City employees pursuant to order of the City Council of the City of Portland shall be allowed as an additional holiday.

- 23.2 In addition to the foregoing holidays, each employee in the unit shall be entitled to one (1) floating holiday annually. The date on which Telecommunications personnel take the floating day is to be worked out in advance with the Emergency Communications Director or designee. The Fire Alarm Systems Specialist and the Radio Systems Specialist will take their floating holiday on the day after Thanksgiving Day.
- 23.3 If one of the above-described holidays falls on an employee's regularly scheduled work day, such employee shall receive their regular pay plus a compensatory day off, which shall be eight (8) hours or twelve (12) hours depending upon the employee's regular work schedule for the day of the holiday. In lieu of a compensatory day off, an affected employee may elect to cash in the holiday for eight (8) or twelve (12) hours of pay. If the employee is on scheduled vacation, the employee will receive holiday pay unless they opt to charge the observed holiday as a day of vacation leave. If the employee elects this option they will also receive a holiday credit. In no event shall an employee be permitted to charge an observed holiday as a day of sick leave.
 - 23.3.1 Employees who work on the actual Christmas Day (12/25) and/or 4th of July (7/04) will receive additional holiday pay at the employee's straight time rate for actual hours worked.
- 23.4 If one of the above-described holidays falls on an employee's regularly scheduled day off, the employee shall be credited with a compensatory day off, to be utilized within calendar year of accrual. Alternatively, an employee may elect to receive compensation of the day's pay in lieu of a compensatory day off.
- 23.5 In no event may more than five (5) holidays (forty (40) hours total) be carried over to the next calendar year. **For Telecommunicators and Telecommunicator Team Leaders no more than four (4) holidays (forty-eight (48) hours total) may be carried over to the next calendar year.**
- 23.6 In the event of an employee's separation from City service no more than five (5) accumulated holidays (forty (40) hours total) shall be compensated for by the City

except, in the case of medical disability, the actual number of accumulated holidays shall be compensated for, up to a maximum of ten (10) accumulated holidays (eighty (80) hours total).

- 23.7 The City agrees to keep a written record of employees' holidays and to furnish this information to an employee upon request.
- 23.8 Time off requests are to be submitted to the appropriate Department or Division Head at least two (2) weeks prior to the desired shift(s) off. Holiday requests may be submitted during the first two (2) weeks of December for the following year. Such requests will be evaluated in accordance with procedures outlined in Article 22.2 providing staffing needs can be fulfilled with available unit personnel. An employee shall be entitled to withdraw a request for use of holiday time up to 48 hours prior to the scheduled time provided the employee obtains agreement of the replacement prior to notifying management of the cancellation.
- 23.9 The Maine Public Employees Retirement System clarified their definition of earnable compensation effective July 1, 1990. Effective August 1, 1991, employees who cash in holiday credits will not have pension contributions deducted from those payments. Holidays cashed in after the week in which they occur will be pensioned if and only if holiday hours when combined with other hours paid that week total less than or equal to forty (40) hours.

Employees who elect to take payment for their holidays as they occur will have pension contributions deducted from these holiday payments. Floating holidays when cashed in will be considered to be taken during the week in which they occur and will be pensioned as long as they are not carried into the next calendar year.

- 23.10 Cancellation of previously approved holiday time under this Article may occur in the event of an emergency as determined by the Emergency Communications Director or designee. Nothing in this Article shall be construed as limiting, modifying or constraining the City's right to determine and set levels of manpower and the City's right to manage and direct its employees.

24. OVERTIME:

- 24.1 Employees who work hours in excess of forty (40) hours per week will be compensated at one and one-half times their total hourly rate. The total hourly rate shall include all stipends and differentials paid hereunder, unless excluded under the Fair Labor Standards Act. Employees who work hours in excess of ~~sixty (60)~~ **fifty-six (56)** hours in a week will be compensated at two times their total hourly rate as defined above. **Only hours worked in the dispatch center shall count towards the fifty-six (56) hours to be compensated at two times an employee's hourly rate. All other hours in excess of forty (40) hours worked shall be**

compensated at one and one-half (1 ½) the employee's hourly rate. Upon the mutual agreement of the employee(s) and the Emergency Communications Director or Designee, prior to the performance of any overtime work, employees who work in excess of forty (40) hours per week shall be entitled to receive compensatory time off ("CTO") in lieu of overtime pay for hours worked in excess of forty (40) hours per week. Earned CTO shall be calculated at the rate of one and one-half times the number of hours worked in excess of Forty (40) for that work week.

If either the employee or the Emergency Communications Director do not agree on compensation in the form of compensatory time off for overtime hours worked in excess of forty (40) hours in a work week then the employee shall be paid for any overtime hours worked.

Employees may elect to cash in compensatory hours for cash but must be a minimum of eight (8) hours. Those hours cashed in shall be paid at the straight time rate. Employees are entitled to be paid upon separation of employment for all unused, accrued compensatory time.

- 24.2 Call-In Time: If an employee is called in to work outside of their regularly scheduled shift, the employee shall receive a minimum of three (3) hours straight time pay or may receive one and one-half times their base hourly rate **under the provisions outlined 24.1**, whichever is greater, but not both.
- 24.3 The City reserves the right to assign overtime vacancies to be filled by proficiently deemed members of another classification or union within the Unit where necessary under the circumstances. In such cases, members of a higher pay classification shall receive their own rate of pay.
- 24.4 Vacant shifts will be filled in accordance with the following procedures:
 - 24.4.1 When management determines a vacant shift needs to be filled, and a trained person on that shift is not available to fill the vacancy, management will attempt to fill that shift as an overtime shift on a voluntary basis by canvassing other employees in the same classification in accordance with departmental policy.
 - 24.4.2 If the vacant shift position is not filled through the procedure outlined in 24.4.1, management will canvass qualified employees in other bargaining units, if the vacant shift is still not filled, management will canvass the Reserve Group before initiating the force procedure outlined in 24.4.3.
 - 24.4.3 If an overtime shift cannot be filled through the voluntary procedures described in 24.4.1 and 24.4.2, employees may be forced to work an

overtime shift. A rotating force procedure will be used that forces employees to work an extension of their regular shift. One employee will be held at the end of their shift and another employee will be called in early in order to cover the vacant shift. No employee will be required to work more than sixteen (16) consecutive hours. The initial persons forced from a given shift will be the junior qualified person on their shift and subsequent forces from that shift will rotate in order of reverse seniority. In the event that the individual scheduled to be forced in does not arrive as scheduled, the employee held over may be required to work the full shift. Employees may not leave work until relief arrives or they receive management's approval to leave, provided, however, that Telecommunicators shall not be required to work more than sixteen (16) consecutive hours and shall not be forced without a six (6) hour break. Forces shall be based on the date and time of the last force and then seniority

The force procedure shall not apply to an employee on their regularly scheduled day off, nor to an employee on scheduled vacation nor to an employee off on a full week of holidays. An employee shall be "on scheduled vacation" as of the completion of their work shift immediately prior to vacation and until they are scheduled to return to their regular work shift after their scheduled vacation. The foregoing shall also apply when an employee is off on a full week of holidays. Except as provided for the full holiday week, this exception shall not apply to holidays, personal days or other types of leave days.

24.4.3.1 In the event that a position needs to be filled by forcing an employee, employees shall be forced in the following order:

1. Employee coming on or coming off duty
2. Employees on a Personal day
3. Employees on a Holiday
4. Employees on a single vacation day
5. Employees on a bidden vacation day
6. Employees on a bidden holiday week
7. Employees on a bidden vacation week
8. Employees on EPL

24.4.4 Notwithstanding any other provision of this Agreement, the parties agree that any employee who is scheduled to work a shift and is forced to work additional hours before or after the given shift will be compensated at one and one-half (1-1/2) time their total hourly rate of pay for those additional hours worked.

24.4.5 The workday is defined as starting at ~~midnight~~ 0600 hours (6:00 AM) and ends at 0559 (5:59 AM) the following morning. The work week starts at 0600 hours (6:00 AM) Sunday morning ending at 0559 (5:59 AM) the following Sunday morning.

24.5 Employees who are required by the City to appear on behalf of the City at a Court hearing during off-duty hours will be compensated with four (4) hours of straight time pay or time and one-half pay for actual time spent in pre-trial and trial proceedings, whichever is greater. Employees who are on-duty will receive straight time pay for the hours spent in pre-trial and trial proceedings. In the event that the time spent in pre-trial or trial proceedings begins during on-duty hours and extends into off-duty hours, the employee will be eligible for overtime pay for the additional hours but will not be eligible for the four (4) hour minimum for the off-duty hours. The Chief may, at their discretion, approve additional compensation for travel time as ~~he~~ they deems appropriate.

25. WAGES:

25.1 Upon the execution of this Agreement by all parties, the pay plans (Appendix H) will be adjusted as follows:

25.1.1 Effective July 47, 2021~~24~~, employees will receive ~~increases~~ a 3% across the board increase in accordance with the seniority step pay plan attached hereto as Appendix H.

25.1.2 Effective July 36, 2022~~25~~, employees will receive a 03% across the board increase in accordance with the seniority step pay plan attached hereto as Appendix H, ~~except that the Fire Alarm Specialist and the Radio Systems Specialist will receive a 2% across the board increase (Appendix H) as they are not eligible for the Special 3C Retirement Plan.~~

25.1.3 Effective July 25, 2023~~26~~, employees will receive a 3% across the board increase in accordance with the seniority step pay plan attached hereto as Appendix H.

25.2 Retroactive pay increases will be paid to active employees [and retirees for any period of active employment after July 47, 2021~~24~~ and prior to retirement] as of the date of signing this Agreement, for the period beginning July 47, 2021~~24~~ through the date that the 2021~~24~~ wage increase is implemented [the "period of retroactivity"]. Retroactive pay for the period of "retroactivity" will be determined by multiplying the difference between the employee's base wage during the same time period, as determined by Appendix H, times the number of weeks at the new base wage and including all overtime. In the case of a promotion during the period of retroactivity, the employee's pay will be based upon their time in each position.

~~25.3 In the event that an employee is promoted to another unit position, then such employee will be paid at the minimum rate of the range for their position or shall receive a 5% increase, whichever is greater.~~

25.3 Placement of new hires on the salary schedule may be up to the top step for Telecommunications personnel and up to the top step for Fire Alarm personnel at the sole discretion of the City Manager. These discretionary placements must meet the qualifications of the position and have the requisite prior experience. Furthermore, any such placement is for pay purposes only.

25.4 In the event that an employee is demoted to another unit position, then such employee will be paid at the rate which does not result in a salary increase on the anniversary date of the collective bargaining agreement regardless of seniority in the new classification.

25.5 The employee's step movement on the pay plan shall be determined by the employee's appointment date. Appointment date is the date the employee was hired in their current position.

25.6 Employees who are designated to be in charge on a temporary basis will be paid at the ~~recruit rate of the appropriate supervisory pay scale or at the rate on the Supervisor scale which guarantees them a three percent (3%) increase, whichever is greater.~~ hourly rate of an additional two dollars (\$2.00) per hour for hours the employee was designated to be in charge.

25.7 Stipends and Night Shift Differential for Telecommunications Personnel

25.7.1 The EMD and EFD certifications stipend was added into the hourly rate of pay and the stipend was eliminated. The employee must keep all certifications up-to-date. In consideration for the pay increase outlined in this paragraph, employees will be responsible for performing Emergency Medical Dispatch and Emergency Fire Dispatch protocols and any future Police protocols that may be enacted.

25.7.2 ~~Field Training Telecommunicators will receive a stipend of one dollar and twenty five cents (\$1.25) per hour for all hours worked. A maximum of fifteen employees will be eligible for this stipend. The Radio Systems Specialist is eligible for the training stipend but only for hours spent actually training other employees. *Effective July 3, 2022~~ A maximum of two (2) Telecommunicators per squad (A, B, C, D) will be a designated Training Officer, EMD-Q and EFD-Q eligible for and receive a stipend of one dollar and seventy-five cents (\$1.75) per hour for all hours worked. Any employee assigned to train another employee or employees who are not

designated as a Training Officer shall receive an additional one dollar and fifty cents (\$1.50) per hour for actual hours training.

25.7.3 Telecommunications employees trained and designated as Incident Dispatchers (ID) by the Emergency Communications Director shall receive an hourly stipend of \$0.25 per hour included in their regular rate of pay. Communications Unit Leaders (COML) certified employees shall receive an additional hourly stipend of \$0.25 included in their regular rate of pay. The Emergency Communications Director (ECD) may limit the number of employees so designated.

25.7.4 The City shall pay to eligible telecommunications employees an hourly educational stipend to be included in the employee’s regular rate of pay based upon educational level attained above high school. The hourly stipend is based on a forty (40) hour work week, as follows:

Associate’s Degree	\$.34/hour
Bachelor’s Degree	\$.46/hour
Master’s Degree	\$.58/hour

25.7.5 Night Shift Differential

25.7.5.1 ~~Telecommunicators shall be paid a night shift differential as follows:~~ Telecommunicators working between the hours of 1800 – 0600 (6:00pm – 6:00am) shall be paid an additional \$.75/hour for hours worked on an hour-for-hour basis. Hours worked as defined in Section 26.3.1 of this Agreement shall not apply.

A. ~~8 hours x 5 day shift:~~
~~2 pm – 10 pm: .55/hour~~

~~2pm – 10 pm + 1800 – 0600: .60/hour~~

~~10 pm – 6 am: .60/hour~~

~~10 pm – 6 am + 1800 – 0600: .65/hour~~

B. ~~12/8 hours x 4 days shift:~~

~~2 pm – 10 pm + 6 pm – 6 am: .60/hour~~

~~6 pm – 6 am + 10 pm – 6 am: .60/hour~~

~~6 am – 6 pm + 2 pm – 10 pm: .60/hour~~

~~10 pm – 6 am (1 shift)~~

+2 pm – 10 pm (1 shift)	
+2 pm – 2 am (2 shifts):	.60/hour

~~25.7.5.2 Telecommunications Supervisors working the 12/8x4 weekly shift shall be paid a night shift differential as follows:~~

2 pm – 2 am:	.55/hour
6 pm – 6 am + 10 pm – 6 am:	.65/hour
10 pm – 6 am + 6 pm – 6 am:	.65/hour

~~25.7.5.3 The foregoing night shift differential is noted on Appendix F. In the event of any conflict, the Appendix shall control.~~

~~25.7.5.4 Telecommunications employees assigned to the above shifts but who work a part of their week on days at the Department's request will receive a shift differential; however, those employees assigned to these shifts who work a part of their week or a full week on days at their own request will not receive a shift differential.~~

~~25.7.6 Telecommunications employees who are not regularly assigned to one of the above shifts and who are assigned to work one of the above shifts for less than a full week are not eligible for a shift differential. Telecommunications employees who are not regularly assigned to one of the above shifts but who are temporarily assigned by the Department to one of these shifts for a full week or longer are eligible for the appropriate shift differential for the duration of the assignment.~~

~~25.7.7 Employees who receive certification of being a Notary Public receive a \$.25 per hour stipend. Effective July 4, 2021 this stipend is built into the pay plan and is part of base rate. Current employees as of July 3, 2022 will have twelve (12) months to become a Notary Public. All newly hired employees will have ~~six (6)~~ **twelve (12)** months to become a Notary Public. The City will pay for the class and any costs associated with becoming certified or ongoing costs for recertification.~~

~~25.7.8 Employees who receive the Quality Improvement Certification (ED-Q) will receive a \$.25 per hour stipend. In order to receive the stipend, an employee must be dual qualified in both EMD-Q and EFD-Q. Effective July 3, 2022.~~

25.8 Stipends and Stand-By Pay – Fire Alarm Systems Specialist/Radio System Specialist

~~25.8.1 The Fire Alarm Specialist or the Radio System Specialist who obtain their International Municipal Signalman's Association Level II certification are eligible for a \$15 per week stipend effective at the beginning of the pay period after the City receives verification of the certification. The stipend shall continue for the duration of the current collective bargaining agreement providing the employee maintains their certification. The Fire Alarm Systems Specialist and the Radio Systems Specialist who obtain the following licenses or certifications shall be entitled to have the following stipends added to their base wage as defined in Appendix H of this Agreement:~~

1. International Municipal Signalman's Association Level II (IMSA II)
2. Radio Programming (RPRG)
3. General Radiotelephone Operator License with Elements I & III (GROL) – Bi-Directional Antenna System (BDAs)

In addition to above licenses and certifications the Fire Alarm Systems Specialist and Radio Systems Specialist who have/or obtain one of the following electrician licenses shall be entitled to an additional stipend added to their hourly base wage:

1. Journeyman Electrician License (JEL)
2. Limited Master Electrician License (LMEL)
3. Master Electrician License (MEL)

The stipends for the above licenses and certifications are defined as the following:

- a. IMSA II \$0.38/hour
- b. RPRG \$0.38/hour
- c. GROL (BDAs) \$0.63/hour
- d. JEL / LMEL / MEL \$0.38/hour

The maximum stipend for the above listed licenses or certifications shall not exceed a combined three (3) stipends or \$1.39/hour.

~~25.8.2 The Fire Alarm Specialist or the Radio System Specialist who possesses a Journeyman Electrician License or who obtain such license during the term of the contract are eligible to receive a \$15 per week stipend effective at the beginning of the pay period after the City receives verification of the certification. The stipend shall continue for the duration of the current~~

~~collective bargaining agreement providing the employee maintains the certification.~~

~~25.8.3 The Fire Alarm Specialist or the Radio System Specialist who possesses a Master or Limited Master Electrician License or who obtain such license during the term of the contract are eligible to receive an additional \$15.00 per week stipend, for a maximum weekly stipend amount of \$30.00 per week for Electrician licenses, effective at the beginning of the pay period after the City receives verification of the certification. The stipend shall continue for the duration of the current collective bargaining agreement providing the employee maintains the certification.~~

~~25.8.4 Fire Alarm Specialist or the Radio System Specialist who have successfully completed the required training and who are assigned to program radios for the Fire Department will receive a \$15 per week stipend.~~

25.8.2 Fire Alarm Systems Specialist and the Radio Systems Specialist will receive ~~one hour~~ **one and one-half (1-1/2) hours** of pay at their base rate of pay per day, seven days per week including Holidays. When scheduled to be on-call, employees will carry a pager on their person, or be available via cell phone and will respond to questions over the phone. The employee on call will respond to work as needed and within a reasonable time frame, but not to exceed one (1) hour. The employee on call will not receive any extra compensation for responding to questions over the phone but will receive additional compensation as outlined in 24.2 when it is necessary for them to report to work in response to a page.

25.8.3 Fire Alarm Systems Specialist and the Radio Systems Specialist are eligible for the educational incentive as provided in Section 25.8.4 above.

25.9 The City has implemented a paperless pay stub system. All current and newly hired employees will have mandatory direct deposit for all monies owed by the City. If employees do not want to have their monies owed direct deposited, they will receive a reloadable debit card. The reloadable debit card will be supplied and replaced by the City at no cost to the employees.

26. HOURS OF WORK:

26.1 The regular work week for Fire Alarm Systems Specialist and Radio Systems Specialist shall ~~consist of five (5) eight (8) hour shifts~~ **be any schedule from Monday to Friday consisting of eight (8), ten (10), or twelve (12) hours or any combination of hours not to exceed forty (40) hours in a seven (7) day week.** The regular work cycle for Telecommunications shall **be any schedule consisting of eight (8), ten (10), or twelve (12) hours of any combination of hours not to exceed forty-eight**

(48) hours in a seven (7) day week. consist of either five (5) eight hour shifts or a combination of two eight (8) hour shifts and two twelve (12) hour shifts. A copy of the schedule is attached as Appendix F.

26.1.1 Hours worked in excess of forty (40) hours on the seven (7) day cycle of Sunday through Saturday will be paid in accordance with Article 24.

26.1.2. Notwithstanding any other provision of this Agreement, the schedules of the three (3) least senior employees of each discipline, Call Taker, Police Dispatcher and Fire Dispatcher whom the City determines possess the qualifications necessary may be modified for the safe and efficient operation of the Emergency Communications Center. Except in the event of an emergency or for good cause, the City agrees to provide the employee with two (2) weeks advance notice of work schedule changes.

26.2 Employees shall be paid for the hours they actually worked in the preceding week (Sunday through Saturday).

26.3 Hours Worked

26.3.1 For the purposes of this Article "hours worked" shall mean only the following:

- (a) Hours actually worked for and paid by the City of Portland.
- (b) Hours compensated for by holiday compensatory time off.
- (c) Hours compensated for by vacation pay.
- (d) Hours compensated for by bereavement leave pay.
- (e) Hours compensated for by personal leave.

26.3.2 For the purpose of this Section, "hours worked" shall not include:

- (a) Hours compensated by sick leave.
- (b) Hours compensated by for reserve service leave or military special duties.
- (c) Hours compensated for by jury/witness pay.
- (d) Hours compensated for by "extra-hazardous injury" pay.

- (e) Hours compensated for by Worker's Compensation pay.
- (f) Hours compensated for by funeral leave.
- (g) Earned compensatory hours cashed in.

26.4 The City reserves the right to assign overtime vacancies to be filled by members of another classification within the unit where necessary under the circumstances. In such cases, members of a higher pay classification shall receive their own rate of pay.

27. LICENSE FEES:

- 27.1 The City agrees to continue to pay the renewal fees for the State Electrician Licenses for the Fire Alarm Systems Specialist and the Radio Systems Specialist on the same basis as it has in the past.
- 27.2 The City agrees to pay the certification and recertification licensing fees for Emergency Medical Dispatch (EMD) and Emergency Fire Dispatch and/or any Police protocols required by the State for Telecommunicators.
- 27.3 The City agrees to pay the certification and recertification fees for becoming a Notary Public.

28. TIME OFF WHILE PERFORMING ASSOCIATION BUSINESS:

- 28.1 Association representatives shall be allowed reasonable time off without loss of any pay or other benefits for representation and to represent members at any grievance procedure or departmental hearing and shall be allowed sufficient time to interview and represent a requesting member during all stages of a grievance procedure.
- 28.2 Members of the Negotiating Committee shall be allowed sufficient time off without loss of pay or other benefits to represent the Association on all negotiations with the City concerning the Collective Bargaining Agreement.
- 28.3 The Association shall keep a list of all such Representatives referred to above, to be kept at the office of the Department Head or **his** **their** designee for the purpose of verifying the status of the Association's President, Board of Directors, Executive Committee, Negotiating Committee and Representatives.

29. STRIKES, SLOWDOWNS AND LOCK-OUTS:

29.1 The parties hereto agree that there will not be, and that the Association, its officers, members, or agents, will not engage in, encourage, sanction, or suggest strikes or slowdowns which would involve suspension of or interference with normal work. In return the City agrees that there shall be no lock-out of employees in this unit during the term of this Agreement.

30. REQUIRED CERTIFICATIONS AND TRAINING:

30.1 Certifications:

30.1.1 Within twelve (12) months of the date of appointment, all employees shall, as a condition of employment, attain and maintain Emergency Medical Dispatch (EMD), Fire and Police protocols certification and licensing. In the event that required training courses for EMD, Fire and Police protocols certification are not readily available, the City shall grant adequate time for employees to complete EMD, Fire and Police protocols certification and licensing based upon the availability and accessibility of certification training.

30.1.2 Current employee(s) shall maintain their EMD and EFD protocol certification and licensing as a condition of employment.

30.2 Training

30.2.1 All Emergency Communications Division employees covered by this Agreement (Fire Electrical Division employees excepted) will be required to proficiently perform all three major disciplines (call taking, police dispatch and fire dispatch) of the Emergency Communication Center. Classroom and on-the-job training will be provided by the City.

30.2.2 Employees who are not fully trained in all three disciplines (call taking, police dispatch and fire dispatch) upon the execution of this Agreement are required to learn and become proficient with the functions of the Emergency Communication Center within ~~thirty (30)~~ **twelve (12)** months of the signing of this Agreement, provided that the City has supplied the employee with adequate training and ample opportunity to develop and demonstrate the required skills for each discipline. The City will make a reasonable effort to provide such training opportunities without any change in shift assignments, but the City reserves the right to change and/or rotate shift assignments in order to facilitate the training of each employee, such change and/or rotations to be upon no less than two week's advance notice.

30.2.3 Once the City has provided employee(s) with training in all three disciplines and the functions of the Emergency Communications Center, the City retains the right to terminate an employee(s) for cause if they do not successfully complete the training or are unable to proficiently perform any of the required functions.

30.2.4 During a new employee's training period, not to exceed ~~thirty (30)~~ **twelve (12)** months, with two week's advance notice, or less notice if mutually agreed by the employee and the City, the City shall have the ability to change and/or rotate shift assignments in order to facilitate the training of each employee.

30.3 All new employees are probationary for the first six (6) months of employment. During this period, employees must exhibit their fitness for the position. A probationary employee may be terminated at any time.

30.4 All Telecommunicators must be EMD and EFD certified, and the City will provide Continual Dispatch Education (CDE) to all Telecommunicators.

31. WITHDRAWAL OF RESIGNATION:

31.1 An employee may resign in good standing by giving written notice to their Department Head at least fourteen (14) calendar days prior to the effective date of the resignation. With the approval of the Department Head, the employee may withdraw such resignation during the fourteen (14) day notice period. Such approval shall not be arbitrarily denied.

32. NO DISCRIMINATION BY PARTIES:

32.1 The parties to this Agreement agree that pursuant to State and Federal law and City ordinance, they shall not unlawfully discriminate against any employee because of race, color, religion, sex, sexual orientation, gender identity or expression, national origin or ancestry, age, genetic information, physical or mental disability, workers compensation history, retaliation or whistleblower status, veteran status, use of tobacco products outside the course of employment, previous or present Association activities, Association membership, or any other legally protected category.

32.2 The City agrees that no employee shall in any manner be discriminated against or coerced, restrained or influenced on account of membership in Local 740 or South Portland Local 1476 or by reason of holding office therein.

33. EMBODIMENT OF AGREEMENT:

33.1 This contract represents the total understanding of the parties. The parties to this Agreement further agree that matters raised during the negotiations of this contract or covered by this contract shall not be the subject of bargaining during the term of this contract, except by the mutual agreement of the parties.

34. TERM OF AGREEMENT:

35.1 This Agreement shall be effective and shall govern the rights and obligations of the parties hereto from July 1, 2021²⁴, up to and including June 30, 2024²⁷.

IN WITNESS WHEREOF, The City has caused this Agreement to be executed by Danielle West, its City Manager, thereunto duly authorized, and the Association has caused this instrument to be signed by its President, thereunto duly authorized, as the day and year first above written.

WITNESS:

CITY OF PORTLAND

By _____
Danielle West, City Manager

WITNESS:

IAFF LOCAL 740

By _____
IAFF Local 740 President

APPENDIX A**EMPLOYEE VOLUNTARY DEDUCTION FORM**

Employee Name (Print, last name first)

Social Security Number

Code

*Amount

*All amounts are replacement figures only

Add/Change/Delete

Pay Date Effective

Signature _____

=====

**PAYROLL
ADDING/CHANGING/DELETING****HUMAN RESOURCES
DELETING**

Code	Description
PH	403(B) SRA – LIBRARY
I4	MMEHT IP – LIBRARY
UA	LIBRARY UNION DUES FT
UB	LIBRARY UNION DUES PT
UC	PRO-TECH UNION DUES
UD	PRO-TECH FAIR SHARE
UK	PBA UNION DUES
UL	SOA UNION DUES
UM	IAFF DUES FIRE/MEDCU
UN	IAFF DUES – COMMUNICATIONS
UO	IAFF DUES – COMM FAIR SHARE
IA	IAFF COLONIAL INSURANCE
IB	PPA INSURANCE
D1	PUBLIC SAFETY DENTAL – SINGLE
D2	PUBLIC SAFETY DENTAL – DEP
R1	UNIFORM RENTAL – CINTAS
RE	REAL ESTATE TAXES

Code	Description
I1	MMEHT IP – 70%
I2	MMEHT IP – 55%
I3	MMEHT IP – 40%
D1	CITY DENTAL INS – SINGLE
D2	CITY DEAL INS – 2 PERSON
D3	CITY DENTAL INS – FAMILY

APPENDIX B

AGREEMENT FOR TRIAL TRANSITIONAL WORK

The Employee and Employer hereby enter into this agreement for a period of Transitional Work, as follows:

- 1) The date upon which the Employee sustained an injury is _____, 20____.
- 2) Pursuant to the City of Portland's Transitional Work Policy, the Employee will return to work in a Transitional Work Assignment on _____, 20____.
- 3) Attached is a copy of the Transitional Work Policy of the City of Portland, which the Employee has read and understood.
- 4) The parties agree that the term of this Transitional Work assignment shall be up to 90 days, from the return to work date above until _____, 20_____.

Dated this _____ day of _____, 20_____.

Employee

City of Portland

APPENDIX C-1

POSITION DESCRIPTION

Class Title: Telecommunicator
Class Grade: Communications
Date: February 2015

FLSA: Non-Exempt

Nature of Work

This is specialized work that involves dispatching emergency services in response to calls for service in the Portland Regional Communications Center. Work involves operating radio communications equipment and performing related clerical communications tasks. Work requires fast, efficient and accurate receiving, dispatching and processing of calls, alarms and messages from and to Emergency Medical Service units, Fire units and Police units. This position involves working in a team environment, providing customer service as it relates to emergency communications for multiple jurisdictions.

Supervision Received

All work is performed in accordance with departmental rules and regulations under the general direction of a Telecommunications Supervisor.

Supervision Exercised

None.

Essential Duties and Responsibilities

Answers 911 emergency calls and non-emergency calls as required.

Dispatches police units and fire and emergency medical units to emergency and non-emergency calls; maintains computer aided dispatch (CAD) log, recordings and status control devices.

Broadcasts all police and fire related communications and relays information to other emergency service agencies; relays assistance requests from emergency crews in other departments.

Provides pre-arrival emergency medical instructions upon receiving EMD certification and licensing.

Initiates and maintains direct contact with emergency units at stations or in the field.

Monitors local Maine wanted and missing NCIC computer functions and performs data entry.
Participates in departmental training efforts as directed.

Performs related work as required.

Requirements of Work

Experience providing a familiarity with the operation of public safety emergency communication equipment and systems; graduation from high school or any equivalent combination of experience and training which provides the following knowledges, abilities and skills:

Knowledge of radio transmission procedures.

Knowledge of emergency medical service, police and fire organizations and procedures.

Knowledge of the geography of the jurisdictions covered.

Knowledge and understating of the Incident Command System (ICS).

Ability to operate radio, E-911 equipment, law enforcement teletype and in-house computer equipment including CAD, data entry units (MDB's) and all other utilized equipment and programs.

Ability to act quickly, calmly and correctly in emergency situation and ability to function effectively under stressful conditions.

Ability to multi-task while maintaining dispatching procedures.

Ability to coordinate with outside agencies as needed and in accordance with departmental procedures.

Ability to speak clearly and distinctly.

Ability to process information quickly and accurately.

Ability to understand and carry out oral and written instructions.

Ability to establish and maintain professional, effective working relationships with fellow employees and the public.

Ability to work effectively in a team environment with minimal supervision.

Ability to obtain and maintain required certifications and licenses.

Ability to prioritize multiple calls for service.

Ability to complete multiple tasks under stressful conditions.

Ability to obtain information from persons under adverse conditions, i.e. poor language skills, speech impediments, intoxication, hysteria and other conditions.

Ability to perform accurate clerical work related to communications functions and to complete reports.

Ability to maintain a professional demeanor while using tact and diplomacy in dealing with the public.

Training and Experience Desired

Prior public safety dispatch experience.

Terminal Operator Certification, VESTA 9-1-1 training, and Emergency Medical Dispatch License.

Necessary Special Requirements

Ability to work rotating shifts, including nights, holidays and weekends

Terminal Operator Certification

Training and certification for State Mandated 9-1-1 system

Must obtain and maintain certifications and/or licenses, for any dispatch protocols implemented by the Portland Regional Communications Center and/or the State of Maine.

Ability to work occasional shifts up to 18 hours

Minimum typing speed of 30 net words per minute

Successfully complete job assessment testing.

Acceptable polygraph examination.

Acceptable in-depth background and credit check.

Acceptable background check through State Bureau of Identification and Federal Bureau of Identification (International Identification Index).

Acceptable fingerprint submission through State Bureau of Investigation for employees hired on or after January 1, 1992.

APPENDIX C-2

POSITION DESCRIPTION

Class Title: Telecommunicator **Supervisor** **Team Leader** FLSA: Non-Exempt
 Class Grade: Communications
 Date: March **2015** 2025

Nature of Work

This position **supervises** **oversees** Telecommunications personnel in the Portland Regional Communications Center. Work involves a customer service approach **to leading and supervising** **overseeing** a team of employees that cover emergency communications for multiple jurisdictions. It includes supervision of and participation in the operation of radio communications and alarm equipment and supervision of related clerical tasks. Work requires fast, efficient and accurate receiving, dispatching and processing of calls, alarms and messages from and to emergency medical service units, fire units and police units.

Supervision Received

Work is performed in accordance with departmental rules and regulations under the direction of the Director of Communications **or their designee**.

Supervision Exercised

Supervises **Oversees** an assigned shift of emergency communications personnel.

Essential Duties and Responsibilities

Supervises **Oversees** and participates as required in the dispatching of police, fire and emergency medical service units to emergencies; maintains computer aided dispatch (CAD) log and recording and status control devices; provides pre-arrival medical instructions to callers requiring emergency medical services.

Participates **Assists** in training personnel in the methods and procedures of call taking, police and fire dispatching, and related clerical work; **plans and** **assists in managing** schedules **and** shift assignments in accordance with direction provided by the Director of Communications **or their designee**.

Supervises **Oversees** and participates as required in the broadcast of public safety communication; relays information to other emergency services; answers 911 calls for services and non-emergency calls as required; initiates and maintains direct contact with emergency units at stations or in the field.

Participates in interviewing job applicants; **Assists in monitoring and evaluating** **monitors and evaluates** employee performance, sets performance goals and objectives for employees, and makes disciplinary recommendations as appropriate.

Assists in reviewing and evaluating **Reviews and evaluates** randomly selected calls for service to evaluate performance and maintain quality assurance (QA) program.

Participates in supervisory, leadership, and career development training.

Schedules **Assists in the** training of personnel with direction provided by the **Director of Communications** **Training / QA Manager** to ensure maintenance of certifications and skill levels.

Counsels employees on conflicts and disputes, aiding in resolution when appropriate.

Assists in overseeing **Oversees** the use of equipment, notifying the appropriate department/agency for repair or replacement when necessary.

Reports to Director of Communications any significant status changes in personnel, equipment, and incidents of significance.

Receives and processes customer service complaints under the direction of the Director of Communications

Knowledge and understanding of the Incident Command System (ICS).

Knowledge and understanding of organizational and command structure of each fire and police agency.

~~Maintains policy and procedure manuals.~~

Maintains records of court order and warrants.

~~Orders supplies for the unit.~~

Performs related work as required.

Requirements of Work

Considerable experience in the operation and care of public safety emergency communications equipment; graduation from high school or equivalent combination of experience and training which provides the following knowledge, abilities and skills:

Considerable knowledge of fire, police and medical services, procedures and capabilities.

Considerable knowledge of radio transmission procedures.

Knowledge of the geography of the jurisdictions covered.

Ability to perform/ behave at a high standard and lead by example.

Ability to evaluate subordinates performance and behavior and provide constructive feedback and job coaching.

Ability to provide ~~supervision, leadership,~~ oversight and direction to subordinates.

Ability to act quickly, calmly and correctly in emergency situations and to function effectively under stressful conditions.

Ability to ~~supervise~~ oversee the maintenance of dispatching procedures including coordination with outside agencies as needed and in accordance with departmental procedures.

Ability to keep records and perform clerical work related to communications functions.

Ability to speak clearly and distinctly.

Ability to process information quickly and accurately.

Ability to understand and carry out written and oral instructions.

Ability to communicate effectively in writing.

Ability to establish and maintain effective work relationships with subordinates, personnel of the operating departments and the public.

Ability to obtain information from persons under adverse conditions; i.e., poor language skills, speech impediments, intoxication, hysteria and other conditions.

Ability to use tact and diplomacy in dealing with the public.

Ability to use E911 equipment, radio, law enforcement teletype system and in-house computer equipment including CAD.

Training and Experience Desired

Prior supervisory experience.

Necessary Special Requirements

5 years prior public safety dispatch experience.

Terminal Operator Certification, training for the State mandated 9-1-1 system.

Must obtain and maintain certifications and/or licenses, for any dispatch protocols implemented by the Portland Regional Communications Center and/or State of Maine.

If applicant is not a current employee of the Portland Regional Communications Center:

Acceptable ~~polygraph examination~~ job suitability assessment.

Acceptable in-depth background and credit check.

Acceptable background check through State Bureau of Identification and Federal Bureau of Investigation (International Identification Index).

Acceptable fingerprint submission through State Bureau of Investigation for employees hired on or after January 1, 1992.

APPENDIX C-3

POSITION DESCRIPTION

Class Title: Fire Alarm Systems Specialist
 Class Grade: Communications
 Date: August 2014

FLSA: Non-Exempt

Nature of Work

This is a civilian position working with the Portland Fire Department's Fire Prevention division. Highly skilled technically specialized work an employee will be responsible for reviewing, testing and making recommendations to the Fire Prevention Officers on new and existing private alarm system applications. The position will include assisting with code analysis, system inspections and plan review. The employee will be responsible for oversight of the maintenance of the city's municipal alarm system, including the transition from the present primarily wired system to the newer wireless (AES) system. The employee will work with third party vendors, finance and Fire Alarm through the alarm system application (testing, approval, monitoring and billing). The employee will maintain a database tracking all Fire Alarm box assignments, including box type, location and when necessary contact and billing information. The employee will track all changes in the system including new boxes, relocated boxes and box removals. This position requires an individual that can work effectively independent, with other city departments and outside vendors.

Supervision Received

This position will receive direction and supervision from the Portland Fire Prevention Captain and will be include in the organizational chart under Assistant Fire Chief of the Fire Prevention and Community Outreach Branch of the Portland Fire Department.

Supervision Exercised

Coordinates and supervises outside vendors and/or anyone hired to work on the municipal alarm system and/or other related equipment.

Essential Duties and responsibilities

Program and trouble shoot new and existing AES fire alarm boxes.
 Perform site location tests for AES system sensitivity, Approve AES permits, assign zones and secure box number assignments as necessary.
 Work with Finance to maintain accurate billing information for installs, master box monitoring fees and other alarm system billing information as needed.
 Assist with Fire Prevention plans review and approval, with a specific focus on alarm systems requirements.
 Assist contractors with testing new and existing fire alarm systems and boxes.
 Maintain location information on all fire alarm cable, overhead (poles) and underground, and ensure that all digsafe requirements are met.
 Ensure that the alarm receiving equipment (presently Digitizer) at dispatch is operating correctly and make preemptive recommendations as needed to keep the system working trouble free.
 Assist other city departments with security systems, fire alarm systems, CCTV systems, card access systems and other related equipment as authorized by the Fire Prevention Captain.

Requirements of Work

Ability to manage significant, diverse workload with minimal oversight and to set attainable goals with an expectation of completion in the identified time frame; and the ability to work alone or with others to accomplish these goals.
 Ability to communicate with representatives of other municipal departments and the public in a productive courteous manner.
 Knowledge use of equipment, tools, materials, methods used in installation and maintenance of municipal and private alarm systems.
 Knowledge of regulations and codes regarding private and municipal fire alarm systems.
 Ability to read and interpret building plans with a focus on fire alarm systems and assess code compliance.
 At times may be required to work from bucket truck at heights to assess and/or repair municipal alarm system problems.
 Knowledge of safety hazards and safety precautions of the work.

Training and Experience

Desired - IMSA Fire Alarm Certifications – Municipal Level I&II, Interior Level I&II; If not, applicant must be capable of obtaining these certifications and show positive progress toward that goal.

Electrician – State of Maine Limited Masters License - Low Voltage

AES Factory Authorized Wireless Masterbox training and experience in the maintenance and programming of AES units.

Necessary Special Requirements

Valid State of Maine Class “C” driver’s license

Transitional Requirements

Assist in coordination and oversight of contractor hired to remove the existing wire municipal alarm system.

Track box and cable removal and maintain an accurate database with this information.

Track and forward box removal and/or reassignment information to fire alarm and or others with a need to know

APPENDIX C-4

POSITION DESCRIPTION

Class Title: Radio Systems Specialist
 Class Grade: Communications
 Date: August 2014

FLSA: Non-Exempt

Nature of Work

An employee in this class performs highly skilled work involving the care and maintenance of the Portland and South Portland radio system. This position includes the use of the municipal mobile radio equipment, portable and systems used at the Portland Regional dispatch center, Portland Public Services and along with Portland and emergency services equipment in South Portland and all related infrastructure.

Supervision Received

Works under the direction and supervision from the Assistant Fire Chief of the Administrative & Support Services.

Supervision Exercised

None.

Essential Duties and responsibilities

Work may include programming and troubleshooting the cities' radio current and future radio system including dispatch radio system and related infrastructure, mobile radios, portable radios and vehicle repeaters.

Work with and coordinate with outside vendors when specific expertise is needed and/or is supplied as part of a sales agreement to maintain the radio system.

Order and coordinate mobile radio installations in vehicles that use the radio system and assist with programming as necessary. Do minor radio repairs as time permits and arrange for other radio repairs as requested.

Maintain and manage a radio parts inventory in the interest of efficiency and cost effectiveness.

Maintain, either directly or through other entities the fire department vocal alerting system for Portland and South Portland.

Maintain the radio identification system and database to ensure that it stays current in Portland and South Portland.

This position requires an individual that can work effectively independently, with vendors. An employee must be able to be on call for issues that may arise to keep the system operating efficiently at all times.

Assists with securing budgetary figures as needed and keeps supervisor informed on predictable expenses associated with the radio system.

Engrave radios, batteries and Tactron name tags as requested and time permitting.

Performs related work as required.

Requirements of Work

Manage significant, diverse workload with minimal oversight and to set attainable goals with an expectation of completion in the identified time frame; and the ability to work independently.

Ability to communicate effectively, orally and writing with representatives of other municipal departments and the public in a productive courteous manner.

Knowledge of use of equipment and computer programs needed to work with the radios and/or radio system.

Knowledge of City and State regulations and code of radio systems and radio use

Knowledge of the occupational hazards and safety precautions of the work.

Ability to work with and understand radio related computer programming, present and future, and its affects in a real world environment.

Ability to troubleshoot radio problems and the related cause and effect while focusing on a reasonable cure.

Training and Experience

Training in the maintenance of a radio system and radios that are the same or significantly similar to the one used by Portland/South Portland.

A minimum of 5 years' experience in the maintenance and programming of radios that are the same or significantly similar to the ones used in Portland/South Portland.

Experience working with a Vocal alarm system that is the same or significantly similar to the Zetron system used by Portland Regional Communications.

IMSA Fire Alarm Certification – Municipal Level I&II and Interior Level I, are desirable.

Necessary Special Requirements

Valid State of Maine Class "C" driver's license

Electricians Helper's License (within 30 days for new hires).

Transitional Requirements

In addition to the requirements here, this person must be able to be available to assist as necessary to mark for "dig safe" during regular work cycle as a coverage backup and on emergency call back as needed. This requirement is transitional while the municipal fire box system is eliminated and/or transitioned to a wireless system.

This person may also be called back for alarm system faults during non-work hours during this period.

This requirement will be removed once the wired box system is removed or another alternative is approved by the Fire Chief.

APPENDIX D-1

MERGED SENIORITY LIST (TELECOMMUNICATORS AND TEAM LEADERS)
BLENDED PORTLAND/SOUTH PORTLAND SENIORITY LIST

CITY	LAST NAME	FIRST NAME	HIRE DATE	Qualification	Tier
1) SP	Leary	Louis	04/04/1988	Oper/PD/FD	3
2) P	Williams	Brad	06/18/1989	Oper/PD/FD	3
3) P	Mazer	Lance	07/30/1995	Oper/PD/FD	3
4) SP	Viola	Philip	02/18/1997	Oper/PD/FD	3
5) P	Brewster	Cheryl	09/24/2000	Oper/PD/FD	(S)
6) P	Dickinson	Kevin	04/26/2006 - S	Oper/PD/FD	(S)
7) P	Napijalo	Sanela	12/10/2006	Oper/PD/FD	3
8) P	Del Rio	Hiram	12/10/2006 - S	Oper/PD/FD	(S)
9) P	Hastings	Patrick	06/01/2014	Oper/PD/FD	(S)
10) P	Nowicki	Katherine	12/21/2014	Oper/PD/FD	3
11) P	Hildreth	Allyson	04/26/2015 - I/C	Oper/PD/FD	3
12) P	Ramirez	Natalia	01/28/2018	Oper/PD/FD	2
13) P	Tremblay	Nicole	01/28/2018	Oper/PD/FD	3
14) P	Saucier	Isabella	09/16/2018	Oper/PD/FD	2
15) P	Taylor	Matthew	10/14/2018	Oper/PD/FD	2
16) P	Glidden	Seth	11/17/2019	Oper/PD/FD	2
17) P	Carter	Christopher	03/28/2021 - S	Oper/PD/FD	(S)
18) P	Collum	Roy	05/07/2023	Oper/PD	
19) P	Schwanz	Carly	09/18/2023	Oper/PD/FD	
20) P	Stelzner	Jake	10/23/2023	Oper/PD/FD	
21) P	Pomeroy	Monique	01/29/2024 - TL	Oper/PD/FD	
22) P	Zeqiri	Blerina	10/06/2024	Oper/PD/FD	
23)	OPEN				
24)	OPEN				
25)	OPEN				
26)	OPEN				
27)	OPEN				
28)	OPEN				
29)	OPEN				
30)	OPEN				
31)	OPEN				
32)	OPEN				
33)	OPEN				
34)	OPEN				
35)	OPEN				
36)	OPEN				

(S) = Supervisor TL = Team Leader

APPENDIX D-2

SENIORITY LIST (FIRE ALARM SYSTEMS SPECIALIST AND RADIO SYSTEMS SPECIALIST)

FIRE ALARM SYSTEMS SPECIALIST

Belanger, Jon

HIRE DATE

05/01/23

RADIO SYSTEMS SPECIALIST

Perron, Donald

09/21/98

APPENDIX E**SENIORITY LIST (TELECOMMUNICATOR TEAM LEADERS)**

	<u>CITY</u>	<u>LAST NAME</u>	<u>FIRST NAME</u>	<u>APPOINTMENT DATE</u>
1)	P	Dickinson	Kevin	04/10/2011
2)	P	Del Rio	Hiram	06/10/2012
3)	P	Brewster	Cheryl	08/02/2015
43)	P	Carter	Christopher	06/06/2021
5)	P	Hastings	Patrick	01/02/2022
4)	P	Pomeroy	Monique	01/29/2024

APPENDIX F

Schedule

A - SHIFT 0600 - 1800 / C - SHIFT 1800-0600														
EMPLOYEE	SUN 3/31	MON 4/1	TUE 4/2	WED 4/3	THU 4/4	FRI 4/5	SAT 4/6	SUN 4/7	MON 4/8	TUE 4/9	WED 4/10	THU 4/11	FRI 4/12	SAT 4/13
Ops Supervisor / Lead				RDO	RDO	RDO					RDO	RDO	RDO	RDO
Dispatcher				RDO	RDO	RDO					RDO	RDO	RDO	RDO
Dispatcher				RDO	RDO	RDO					RDO	RDO	RDO	RDO
Dispatcher				RDO	RDO	RDO					RDO	RDO	RDO	RDO
Dispatcher				RDO	RDO	RDO					RDO	RDO	RDO	RDO
Dispatcher				RDO	RDO	RDO					RDO	RDO	RDO	RDO
Dispatcher				RDO	RDO	RDO					RDO	RDO	RDO	RDO
Dispatcher				RDO	RDO	RDO					RDO	RDO	RDO	RDO
Dispatcher				RDO	RDO	RDO					RDO	RDO	RDO	RDO
Trainee (not counted)				RDO	RDO	RDO					RDO	RDO	RDO	RDO
Trainee (not counted)				RDO	RDO	RDO					RDO	RDO	RDO	RDO

COVER SHIFT (1000-2200) * these shifts would be filled last / eliminated first based on staffing *														
EMPLOYEE	SUN 3/31	MON 4/1	TUE 4/2	WED 4/3	THU 4/4	FRI 4/5	SAT 4/6	SUN 4/7	MON 4/8	TUE 4/9	WED 4/10	THU 4/11	FRI 4/12	SAT 4/13
Dispatcher (A/C)				RDO	RDO	RDO					RDO	RDO	RDO	RDO
Dispatcher (B/D)	RDO	RDO	RDO				RDO	RDO	RDO	RDO				

B-SHIFT 0600 - 1800 / D-SHIFT 1800-0600														
EMPLOYEE	SUN 3/31	MON 4/1	TUE 4/2	WED 4/3	THU 4/4	FRI 4/5	SAT 4/6	SUN 4/7	MON 4/8	TUE 4/9	WED 4/10	THU 4/11	FRI 4/12	SAT 4/13
Ops Supervisor / Lead	RDO	RDO	RDO				RDO	RDO	RDO	RDO				
Dispatcher	RDO	RDO	RDO				RDO	RDO	RDO	RDO				
Dispatcher	RDO	RDO	RDO				RDO	RDO	RDO	RDO				
Dispatcher	RDO	RDO	RDO				RDO	RDO	RDO	RDO				
Dispatcher	RDO	RDO	RDO				RDO	RDO	RDO	RDO				
Dispatcher	RDO	RDO	RDO				RDO	RDO	RDO	RDO				
Dispatcher	RDO	RDO	RDO				RDO	RDO	RDO	RDO				
Dispatcher	RDO	RDO	RDO				RDO	RDO	RDO	RDO				
Trainee (not counted)	RDO	RDO	RDO				RDO	RDO	RDO	RDO				
Trainee (not counted)	RDO	RDO	RDO				RDO	RDO	RDO	RDO				

APPENDIX G

Supervisor Selection – Seniority

~~If an existing Portland supervisor or South Portland lead dispatcher is selected to be a new supervisor, their original date of promotion to supervisor or lead will be their seniority date (time in grade) for the purpose of shift selection and personnel reductions.~~

~~Any existing employee promoted to supervisor for the first time, or a new employee hired to be a supervisor will be at the bottom of the time in grade list for shift selection and personnel reductions, and any tie in seniority date will be determined by total consecutive time.~~

APPENDIX H**PAY PLAN****TELECOMMUNICATOR***All wage increases are applied the 1st Sunday of the 1st full pay period in July*

STEP	7/7/2024 10%	7/6/2025 3%	7/5/2026 3%
RECRUIT	\$ 27.79	\$ 28.62	\$ 29.48
6-MONTHS	\$ 29.59	\$ 30.48	\$ 31.39
1 YEAR	\$ 30.63	\$ 31.55	\$ 32.50
3 YEARS	\$ 31.38	\$ 32.32	\$ 33.29
4 YEARS	\$ 33.23	\$ 34.23	\$ 35.26
5 YEARS	\$ 33.92	\$ 34.94	\$ 35.99
10 YEARS	\$ 34.84	\$ 35.88	\$ 36.96
15 YEARS	\$ 35.88	\$ 36.96	\$ 38.07
20+ YEARS	\$ 36.96	\$ 38.07	\$ 39.21

TELECOMMUNICATOR TEAM LEADERS*All wage increases are applied the 1st Sunday of the 1st full pay period in July*

STEP	7/7/2024	7/6/2025	7/5/2026
RECRUIT	\$ 30.79	\$ 31.62	\$ 32.48
6-MONTHS	\$ 32.59	\$ 33.48	\$ 34.39
1 YEAR	\$ 33.63	\$ 34.55	\$ 35.50
3 YEARS	\$ 34.38	\$ 35.32	\$ 36.29
4 YEARS	\$ 36.23	\$ 37.23	\$ 38.26
5 YEARS	\$ 36.92	\$ 37.94	\$ 38.99
10 YEARS	\$ 37.84	\$ 38.88	\$ 39.96
15 YEARS	\$ 38.88	\$ 39.96	\$ 41.07
20+ YEARS	\$ 39.96	\$ 41.07	\$ 42.21

**RADIO SYSTEMS SPECIALIST
FIRE ALARM SYSTEMS SPECIALIST***All wage increases are applied the 1st Sunday of the 1st full pay period in July*

STEP	7/7/2024 5%	7/6/2025 3%	7/5/2026 3%
RECRUIT	\$ 28.99	\$ 29.86	\$ 30.76
1 YEAR	\$ 29.88	\$ 30.78	\$ 31.70
3 YEARS	\$ 30.47	\$ 31.39	\$ 32.33
5 YEARS	\$ 31.70	\$ 32.65	\$ 33.63
10 YEARS	\$ 32.66	\$ 33.64	\$ 34.65
15+ YEARS	\$ 33.64	\$ 34.65	\$ 35.69

APPENDIX I

PORTLAND/SOUTH PORTLAND PUBLIC SAFETY DISPATCH BOARD OF GOVERNANCE

MEMBERS

Police Chief of each City or their authorized designee

Fire Chief of each City or their authorized designee

City Manager of each City or their authorized designee

APPENDIX J

PRCC RESERVE TELECOMMUNICATOR PROGRAM

CITY OF PORTLAND and the CITY OF SOUTH PORTLAND (hereinafter the “Cities”) and Local 740 and Local 1476, of the INTERNATIONAL ASSOCIATION OF FIREFIGHTERS, AFL-CIO (hereinafter the “Unions”)

I. Objective

The objective of this agreement is to ensure ongoing training of employees assigned to the Portland Regional Communications Center (hereinafter the “PRCC”), to reduce staffing shortages within the PRCC, to minimize the need to force Telecommunicators to fill open overtime shifts and to increase the morale and job satisfaction of PRCC personnel.

II. Definitions

Authorized staffing level: the planned and/or budgeted staffing of each City for the employment of Supervisors and Telecommunicators in the PRCC.

Good Standing: PRCC Emergency Communications Director approved Maine State Licensed Telecommunicator or applicant in the training phase is considered to be in good standing.

On-Call Employment: an appointment to work on an intermittent and as needed basis. Employees who are on-call do not have a regular schedule but work as available and needed. Such employees are paid only for hours worked or by annual stipend and are not eligible for any other benefits, except those mandated by the State of Maine Workers’ Compensation and Unemployment Compensation Insurance laws.

Part-time Shift: any hours of dispatch work in the PRCC that has been deemed to be an open shift and is voluntarily covered by a Reserve Telecommunicator. A Reserve may not work more than sixteen (16) hours within a twenty-four (24) hour period.

Reserve Telecommunicator: a former member of Local 740 or Local 1476 who has either retired or resigned from the PRCC in good standing, as well as a PRCC Emergency Communications Director approved Maine State Licensed Telecommunicator or applicant in the training phase as defined by this agreement, and who agrees to receive notification through the PRCC about open, unstaffed part-time shifts and, when available, to work the shift as on-call employment.

III. Implementation

In order to support the objectives, the Cities and Unions agree that former Telecommunicators who have resigned or retired from the PRCC in good standing along with PRCC Emergency Communications Director approved Maine State Licensed

Telecommunicators or applicants in the training phase shall be provided with the opportunity to be added to a call list to fill part-time shifts within the PRCC on an as needed basis. The Director of Emergency Communications will have final authority over the call list and will have the right to remove a Reserve Telecommunicator from the call list at any time.

The Cities will make a good faith effort to maintain the Cities' combined staffing level for Telecommunicators. The Cities will follow all normal recruitment/hiring steps whenever staffing falls below the combined, authorized staffing level for Telecommunicators or if the Cities determine that additional staff is needed.

Reserve Telecommunicators will be utilized to fill part-time shifts only after all union members have been given a reasonable opportunity to accept the overtime shift. If an open, part-time shift is not filled by a union member, a Reserve Telecommunicator will be contacted and offered the shift.

IV. **Procedures**

The following procedures will be adhered to whenever a part-time shift is identified:

1. The practices outlined in subsections 24.4.1 and 24.4.2 of Article 24, Section 4 of the current collective bargaining agreement will be utilized, as specified:

24.4 Vacant shifts will be filled in accordance with the following procedures:

24.4.1 When management determines a vacant shift needs to be filled, and a trained person on that shift is not available to fill the vacancy, management will attempt to fill that shift as an overtime shift on a voluntary basis by canvassing other employees in the same classification in accordance with departmental policy.

24.4.2 If the vacant shift position is not filled through the procedure outlined in 24.4.1, management will canvass qualified employees in other bargaining units before initiating the force procedure outlined in 24.4.3.

2. A list of Reserve Telecommunicators will be maintained by the Director of Emergency Communications.
3. When an unfilled, part-time shift becomes available, Reserve Telecommunicators shall be notified in accordance of their hire date to Reserve status.
4. Reserve Telecommunicators will be compensated in accordance with Step 3 of the current active Communications Pay Plan's overtime rate.

V. **Training**

The Cities may periodically provide updated training to Reserve Telecommunicators on an as needed basis in order to maintain an acceptable standard of proficiency.

Updated 9/8/2022 Revised 02/13/2025

PRCC MOU - Emergency Temporary Schedule (TA'd on 01-22-2025)

1. The Emergency Temporary Schedule (ETS) will be re-evaluated ~~every 3 months~~ when necessary **as staffing increases**. Both The City, **Local 1476**, and Local 740 remain open to ETS improvements and new schedule ideas that improve staff quality of life and reduce forced overtime. ~~but understand that the ETS is expected to remain in effect until a proficient staffing level of 30 is reached. The transition from the ETS to the new platoon schedule will be in consultation and agreement of the City, IAFF Locals 1476 and 740.~~
2. **Some ETS positions 28, 21 & 6 shifts will remain locked. As staffing increases and probationary members complete their training a review of the locked and available shifts shall be reviewed prior to opening a shift bid.** ~~until staffing numbers and those dispatch qualified increase to a level that unlocking does not cause additional staffing and qualification gaps and resultant overtime.~~ The order of and timing of unlocking will be at management discretion.
3. Minimum staffing (MS) from 0200 to 1000 is 6 staff. MS from 1000 to 0200 is 7 staff. When it is recognized prior to a four-hour block of time that we have overstaffing, the Supervisor or In Charge may allow an employee to use accrued time off. Though this can be changed at any time by the Emergency Communications Director (ECO), Supervisor, or In Charge pending the needs of the Center.
4. To reduce the frequency of Forced Overtime (FOT) to a manageable level during staff and qualification shortages, when hiring OT, Emergency Minimum Staffing (EMS) from 0200 to 1000 is 5 Staff and from 1000 to 0200 is 6 Staff. The ECO will strive to achieve MS through recruitment and training as quickly as possible.
5. The ECO reserves the right, when EMS cannot be achieved through FOT, to cancel voluntary OT to make an employee available for FOT at a time slot most beneficial to Operations and suitable staffing numbers.
6. The ECO will make every effort to balance individuals' leave requests and physical/mental well-being with the need to maintain adequate staffing in PRCC.
7. The 8 hours of mandatory overtime (OT) will be compensated at time and one half and can be taken monetarily or through compensatory time. **Maximum hours accrued will be allowable limits under State and/or Federal law provided the accrual of compensatory time is permitted.**
8. Vacation/Comp/Holiday weeks/time will use 48 hours of accruals and will be paid out as 40 hours standard rate and include 8 hours OT.
9. Sick accruals used will count against overtime earned at 1.5 and reduce the overtime to a 1.0 rate. Sick time used will not count against any forced overtime worked. E.g. If you use 12 hrs Sick, the first 12 hours of OT earned will be paid at 1.0 - hour for hour.

10. Vacation and holiday bid requirements will follow one person off per color. Any color within the temporary schedule can only have one person off per day per color. Supervisors will bid within their separate Supervisor group.

11. Field Training Telecommunicators receiving the \$1.25/hour training stipend shall continue to receive it until the transition to the new platoon schedule or termination of this MOU.

12. All employees receiving the Night Shift Differential (NSD) under section 25.8.5 if the current CBA (2021 – 2024) shall continue to receive the NSD provided for under this section until the transition to the new platoon schedule or the termination of this MOU.

~~13. Each temporary schedule position will have a minimum of \$2.00 extra per hour on top of the employee's current hourly rate.~~

~~14. Additional accruals shall be added to anyone working the temporary emergency schedule to match the additional 8 hours, up to an additional twenty percent.~~ All employees covered by this MOU will accrue sick time and vacation time as follows:

1. Sick Accrual	All employees	2.22 hours/week
2. Vacation Accrual	0 – 3 Years	.92 hours/week
3. Vacation Accrual	3 – 6 Years	1.85 hours/week
4. Vacation Accrual	7 – 19 years	2.77 hours/week
5. Vacation Accrual	20+ Years	3.70 hours/week

Upon termination of this MOU and implementation of the new platoon schedule all accruals will revert to accruals as outlined in the CBA.

15. All time-off requests must be approved by the Emergency Communications Director or designee.

16. Partial day time off requests will be approved depending on staffing levels of the specific request.

17. Any partial week time off requests that are approved will be deducted from the 48-hour work week, as appropriate.

18. Article 17.5.1 shall be temporarily amended to state, "... to convert up to two (2) days, or twenty-four (24) hours " Once the temporary emergency schedules are no longer in effect, the current contract language will go back into effect.

19. Call Taker proficiency identifies a viable resource for the PRCC staffing purpose. Due to the transition to a new training program a new employee shall be in training until they are fully trained. A new hire that has successfully completed the call taker phase may be utilized to supplement staffing in an emergency but otherwise should not be counted in the daily staffing numbers.

~~20. Once a staffing level of 30 proficient PRCC Dispatchers is reached, the bid process will take place thirty days after for the negotiated contract schedule.~~ As staffing increases and employees have completed their training and the PRCC Director believes that there are enough qualified telecommunicators to move off the ETS, notification shall be sent to both Local 1476 and Local 740 to discuss and agree to a new schedule and shift bid. Upon any agreement between the parties the shift bid process shall occur no earlier than thirty (30) days following the agreement unless waived by the two Locals.

MARK DION (MAYOR)
PIOUS ALI (A/L)
APRIL D. FOURNIER (A/L)
BENJAMIN GRANT (A/L)

**CITY OF PORTLAND
IN THE CITY COUNCIL**

SARAH MICHNIEWICZ (1)
WESLEY PELLETIER (2)
REGINA L. PHILLIPS (3)
ANNA BULLETT (4)
KATE SYKES (5)

**ORDER APPROVING THE COLLECTIVE BARGAINING AGREEMENT BETWEEN
THE CITY OF PORTLAND AND THE COMMUNICATIONS EMPLOYEES
ASSOCIATION**

ORDERED, that the Collective Bargaining Agreement between the City of Portland and The Communications Employees Association for the period of July 1, 2024 through December 31, 2026 is hereby approved substantially in the form attached hereto; and

BE IT FURTHER ORDERED, that the City Council hereby authorizes the City Manager or designee to execute said Agreement and any other related documents necessary or convenient to carry out the intent of said Agreement.

MEMORANDUM
City Council Agenda Item

FROM:

DATE: March 28, 2025

SUBJECT: Order 160-24/25 Accepting and Appropriating a \$200,000 State of Maine EMS Grant for the Portland Fire Department EMS Operations - Sponsored by Danielle P. West, City Manager

SPONSOR: The Mayor, City Manager, City Clerk, Corporation Counsel, the Planning Board, or up to three (3) members of the Council shall sponsor any orders or other items. If sponsored by a Council Committee, please include the date the committee met and the results of the vote.

(If sponsored by a Council committee, include the date the committee met and the results of the vote.)

COUNCIL MEETING DATE ACTION IS REQUESTED:

1st Reading

**Final
Action**

Can action be taken at a later date: No If action cannot be taken at a later date, please explain why. Do NOT write yes or no; that will be automatically generated by the checkbox.

Does this item involve a new contract with the City:

PRESENTATION: Please list the presenter(s), type, and length of presentation

I. SUMMARY

II. AGENDA DESCRIPTION

If approved, this grant in the amount of \$200,000 will be used by the Fire Department to staff ambulances and to purchase capital equipment items, such as video laryngoscopes used to perform advanced airway procedures.

Staff is requesting to waive the second read and pass as an emergency to secure funding and avoid a lapse in ambulance service. Existing funds, which have successfully supported extra ambulance staffing during peak call times until mid-April, will run out if new funding isn't approved urgently, leading to a service suspension.

This item must be read on two separate days. Seven affirmative votes are required to waive the second read. Seven affirmative votes are required for emergency passage following public comment.

III. BACKGROUND

Background information that will not appear in the Agenda Description

IV. INTENDED RESULT AND/OR COUNCIL GOAL ADDRESSED

V. FINANCIAL IMPACT

Please indicate whether or not there is a financial impact. Please note that per Council Rule 12, this form must have "a separate fiscal impact statement memo attached if the impact of the item is \$50,000 or more in a given fiscal year. This memo shall include details and information describing the fiscal impact including, but not limited to, projected costs, revenues or savings over a three (3) year period and/or any potential impacts on the City tax levy."

VI. STAFF ANALYSIS AND BACKGROUND

Staff Analysis that will not appear in the Agenda Description.

VII. RECOMMENDATION

VIII. LIST ATTACHMENTS

1. Order - Accepting and Appropriating 200k Grant to Fire Dept
2. EMS Sustainability Grant Agreement

Prepared by:

Date: 03/28/2025

MARK DION (MAYOR)
PIOUS ALI (A/L)
APRIL D. FOURNIER (A/L)
BENJAMIN GRANT (A/L)

**CITY OF PORTLAND
IN THE CITY COUNCIL**

SARAH MICHNIEWICZ (1)
WESLEY PELLETIER (2)
REGINA L. PHILLIPS (3)
ANNA BULLETT (4)
KATE SYKES (5)

**ORDER ACCEPTING AND APPROPRIATING A \$200,000 STATE OF MAINE EMS
GRANT FOR THE PORTLAND FIRE DEPARTMENT EMS OPERATIONS**

ORDERED, that a \$200,000 State of Maine EMS Grant is hereby accepted and that amount appropriated to support the Portland Fire Department EMS operations; and

BE IT FURTHER ORDERED, the City Council hereby approves the attached Grant Agreement in substantially the form attached hereto and authorizes the City Manager or designee to execute said Agreement and any other related documents necessary or convenient to carry out the intent of said Agreement and this order; and

BE IT FURTHER ORDERED, that this Order is enacted as an Emergency, pursuant to Article II, Section 11 of the Portland City Charter, in order to make it effective immediately.

State of Maine Department of Public Safety
Maine EMS Sustainability Program
Grant Agreement
32 M.R.S. § 98

Department:	Department of Public Safety
Address:	45 Commerce Drive, Suite 1 Augusta, Maine 04333-0104
Provider:	Portland Fire Department
Address:	380 Congress St Portland, ME 04101
Provider's Vendor Customer:	VC1000073493
Contract Number:	SUST-0546-0025
Contract Amount:	200000
Remittance Address	
Name:	Portland City of
Address:	380 Congress St
Address 2:	
City, State, Postal Code	Portland, ME 04101

Purpose:

The EMS Sustainability Grant awarded funds must be used only for the purposes outlined in the Grant Application. If there are changes to the approved project plan a Change of Scope Request must be submitted for approval and receive written approval from the director of Maine EMS. Failure to obtain prior approval may result in voiding the grant and requiring immediate repayment of grant funds in part or in whole.

Grant Term/Period of Performance:

Unless otherwise specified, funded projects for EMS Agencies must be completed (or funds encumbered) by March 31, 2026.

Eligible Grant Funded Activities:

Recipients shall ensure that awarded grant funding is used for approved expenses only.

The funding shall only be utilized for the following activities:

1. The initiation or support of programs, applications, or the use of consultants or experts to establish or support an ongoing mental health and wellness program.
2. The consolidation and/or regionalization of the delivery of emergency medical services.
3. Inter-municipality EMS planning for rural patient transport.
4. Supporting training directly related to the provision of clinical care, safety, leadership, or management of EMS.

5. Supplementing wages, benefits, stipends, and incentives for EMS clinicians, Ambulance Operators, and/or administrative support staff (e.g. service-level medical director, quality assurance and improvement officer, infection control officer, training officer, and administrative aid).
6. Implementation of other programming directly related to the Maine EMS Plan for a Sustainable EMS System in the State of Maine: A Vision for 2035, as published on May 22, 2023, which is incorporated into this rule by reference and available for download online: <https://www.maine.gov/ems/sites/maine.gov.ems/files/inline-files/20230522-Maine-EMS-Vision-and-Plan.pdf>.
7. Investment in capital expenditures not to exceed \$100,000.00 in the aggregate.

Ineligible Grant Funded Activities and Expenses:

The following are unauthorized uses of the funding:

1. Expenses or losses reimbursed from any other source(s) or that other sources are obligated to repay
2. Expenses related to staffing needs that exceed an annual salary of \$76,500, as prorated over the applicable period. This limit does not include standard employee benefit offerings (i.e., the cost of a staff member may be higher because the cost of benefits and salary exceeds \$76,500)
3. Construction, renovation, purchase, or acquisition costs for facilities
4. Payment for existing indebtedness
5. Payment on obligations incurred prior to the award of funds
6. Supplanting existing local subsidies or funding sources except if they replace volunteer labor, donated services, donated goods, or funds raised through community fundraising efforts (e.g., bake sales, dinners, etc.)
7. Funds cannot be used for entities engaged in illegal activity under federal or state law or regulation
8. Expenses that have been or will be reimbursed by insurance
9. Working capital expenses (i.e., cash for daily business operations)
10. The recipient is not receiving indirect costs

Grant Distribution:

The recipient is awarded grant funds from the State of Maine Department of Public Safety to assist with the sustainability of their agency for the continuity of emergency medical services. Funds are anticipated to be released within three (3) weeks of receiving this executed agreement and will be mailed via USPS to the address listed above under the remittance address section. State of Maine checks are mailed with instructions not to forward; updated forms are the awardee's responsibility. DPS reserves the right to request funds in whole or in part if determined that the funds were not used for the intended purpose, as described in the application (or through a formal amendment to the project filed with and approved by DPS). Grant recipients will be required to return unspent funds.

Post Award Reporting Requirements:

Recipients of awarded grant-funded projects are required to submit performance progress reports to summarize the use of funds, progress of the projects, and outcome of the projects:

1. Report quarterly within the calendar year for the period between the execution of this contract and the completion of your grant projects. The quarterly report will be due fifteen (15) days after each calendar quarter. Due dates are as follows: April 15th, July 15th, October 15th, and January 15th.
2. Final reports will be due on the completion of the grant projects within the earlier of sixty (60) days of the completion of the projects utilizing funding received or April 30, 2026.
3. Supporting documents showing applied grant funds must be submitted quarterly following the due date listed in this section. These documents include, but are not limited to, invoices, payroll, journal entries, purchase orders, quotes, work orders, and signed contracts,
4. Required post-award reporting will be submitted using Microsoft Forms,
5. Recipients who spent more than awarded allocations to cover the costs of the grant projects are to report the difference on your performance progress reports. Explanation statements used but are not limited to in-kind contributions, agency operating budget, and or municipality/town budget.
6. Past due reports – Grace period: fifteen (15) days past due reporting deadline. Recipients past due fifteen (15) days from the reporting deadline must email their assigned grant specialist with an explanation no later than twenty (20) days past due.

Failure to comply with the required post-award reporting may result in the suspension of future funding, termination of the award, and a requirement to return all awarded grant funds.

Awarded funds not spent or encumbered to complete the approved grant projects will be returned to the State within thirty (30) days of the required post-award final report.

Failure to comply with the rules, requirements, and restrictions outlined in this grant agreement may result in recoupment of funds.

Post award reporting for Transporting and Non-Transporting EMS Agencies shall at a minimum include for each approved activity:

1. The initiation or support of programs, applications, or the use of consultants or experts to establish or support an ongoing mental health and wellness program
 - a. Provide documentation of the programs or support provided
 - b. The number of personnel who accessed or utilized the program(s)
 - c. The impact of the training on the sustainability of care provided by the agency
2. The consolidation and/or regionalization of the delivery of emergency medical services
 - a. Provide documentation of programs, applications or the use of consultants or experts to coordinate consolidation and /or regionalization of EMS delivery
 - b. Provide the number of Maine licensed EMS agencies, towns, or unincorporated areas engaged in your regionalization or consolidation efforts
3. Inter-municipality planning for rural patient transport
 - a. Provide documentation of programs, applications or the use of consultants or experts to coordinate inter-municipality planning for rural patient transport
 - b. Provide the number of Maine licensed EMS agencies, towns, or unincorporated areas engaged in your inter-municipality planning for rural patient transport.
4. Supporting training directly related to the provision of clinical care, leadership, or management of EMS
 - a. Provide documentation of the training provided
 - b. The number of personnel who received training
 - c. The impact of the training on the quality of care provided by the agency
5. Supplementing wages, benefits, stipends, and incentives for EMS clinicians, Ambulance Operators, and/or administrative support staff
 - a. The number of administrative staff who received supplemental pay
 - b. The amount of pay provided
 - c. The impact of the supplemental pay on the agency's ability to recruit and retain qualified personnel
 - d. Any changes in the number of administrative support staff
6. Implementation of programming directly related to the Maine EMS Plan for a Sustainable EMS System in the State of Maine: A Vision for 2035
 - a. Which Domain the expected use of the funds impacted
 - b. The amount of funding dedicated to each domain
 - c. The impact on the EMS agency regarding their ability to continue to fund daily EMS operations or to recruit and retain qualified personnel
7. Investment in capital expenditures not to exceed \$100,000 in the aggregate
 - a. Documentation of the capital expenditures made

- b. The purpose of the expenditure
- c. The impact of the expenditures on the agency's ability to provide sustainable EMS care
- d. Any positive changes in the amount or quality of care provided because of the expenditure(s)

Record Retention Requirements:

Records shall be maintained for three (3) years following the State's expenditure of EMS Sustainability funds and subsequent required reporting and at least through June 30, 2032.

Agency Signature:

The signatory below represents the person who has the requisite authority to enter into this Contract.
I have read and understood the requirements and expectations outlined in this agreement.

Signature:

Danielle West

Department of Public Safety Signature:

The signatory below represents that the person has the requisite authority to enter into this Contract.
I have read and understood the requirements and expectations outlined in this agreement.

Signature:

Wil O'Neal, Maine EMS Director

MEMORANDUM
City Council Agenda Item

FROM:

DATE: April 1, 2025

SUBJECT: Order 161-24/25 Accepting and Appropriating a \$96,400 State of Maine Community Paramedicine Grant for the Portland Fire Department - Sponsored by Danielle P. West, City Manager

SPONSOR: The Mayor, City Manager, City Clerk, Corporation Counsel, the Planning Board, or up to three (3) members of the Council shall sponsor any orders or other items. If sponsored by a Council Committee, please include the date the committee met and the results of the vote.

(If sponsored by a Council committee, include the date the committee met and the results of the vote.)

COUNCIL MEETING DATE ACTION IS REQUESTED:

1st Reading

**Final
Action**

Can action be taken at a later date: No If action cannot be taken at a later date, please explain why. Do NOT write yes or no; that will be automatically generated by the checkbox.

Does this item involve a new contract with the City:

PRESENTATION: Please list the presenter(s), type, and length of presentation

I. SUMMARY

II. AGENDA DESCRIPTION

If approved, this grant in the amount of \$96,400 will be used by the Fire Department to expand community paramedicine services. Part of this funding will allow all providers on the Mobile Medical Outreach team, Portland's " Community Paramedics," to attend classes and become certified as Community Paramedics

This item must be read on two separate days. This is its first reading.

III. BACKGROUND

Background information that will not appear in the Agenda Description

IV. INTENDED RESULT AND/OR COUNCIL GOAL ADDRESSED

V. FINANCIAL IMPACT

Please indicate whether or not there is a financial impact. Please note that per Council Rule 12, this form must have "a separate fiscal impact statement memo attached if the impact of the item is \$50,000 or more in a given fiscal year. This memo shall include details and information describing the fiscal impact including, but not limited to, projected costs, revenues or savings over a three (3) year period and/or any potential impacts on the City tax levy."

VI. STAFF ANALYSIS AND BACKGROUND

Staff Analysis that will not appear in the Agenda Description.

VII. RECOMMENDATION

VIII. LIST ATTACHMENTS

1. Order - Accepting and Appropriating a \$96,400 Grant to PFD

2. Service Contract_RFA 202412213_Portland

Prepared by:

Date: 04/01/2025

MARK DION (MAYOR)
PIOUS ALI (A/L)
APRIL D. FOURNIER (A/L)
BENJAMIN GRANT (A/L)

**CITY OF PORTLAND
IN THE CITY COUNCIL**

SARAH MICHNIEWICZ (1)
WESLEY PELLETIER (2)
REGINA L. PHILLIPS (3)
ANNA BULLETT (4)
KATE SYKES (5)

**ORDER ACCEPTING AND APPROPRIATING A \$96,400 STATE OF MAINE
COMMUNITY PARAMEDICINE GRANT FOR THE PORTLAND FIRE
DPEARTMENT**

ORDERED, that a \$96,400 State of Maine Community Paramedicine Grant is hereby accepted and that amount appropriated to the Portland Fire Department; and

BE IT FURTHER ORDERED, that the City Council hereby approves the attached Grant Agreement in substantially the form attached hereto and authorizes the City Manager or designee to execute said Agreement and any other related documents necessary or convenient to carry out the intent of said Agreement and this order.



SERVICE CONTRACT

DATE: 3/31/2025	CONTRACT AMOUNT: \$ 96,400
ADVANTAGE CONTRACT #: 16A 20250326000000002227	
DEPARTMENT AGREEMENT #:	
START DATE: 4/1/2025	END DATE: 5/30/2026

This Contract is between the following State of Maine Department and Provider:

STATE OF MAINE DEPARTMENT		
DEPARTMENT NAME: Department of Public Safety		
ADDRESS: 45 Commerce Dr.		
CITY: Augusta	STATE: ME	ZIP CODE: 04330
PROVIDER		
PROVIDER NAME: City of Portland dba Fire Department		
ADDRESS: 380 Congress St		
CITY: Portland	STATE: ME	ZIP CODE: 04101
PROVIDER'S VENDOR CUSTOMER #:VC1000073493		

Each signatory below represents that the person has the requisite authority to enter into this Contract.

Department Representative:

Provider Representative:

BY: Signature **Michael Sauschuck,**
Commissioner **Date**

BY: Signature **Danielle West, City Manager**
Date

The contract is fully executed when all parties sign and funds have been encumbered. Upon final approval by the Office of State Procurement Services, a case details page will be made part of this contract.

DEPARTMENT AND PROVIDER POINT OF CONTACT

CONTRACT ADMINISTRATOR: The following person is designated as the Contract Administrator on behalf of the Department for this Contract. All financial reports, invoices, correspondence and related submissions from the Provider as outlined in Rider A, Reports, shall be submitted to:

NAME: Soliana Goldrich		
EMAIL: Soliana.o.goldrich@maine.gov	TELEPHONE: 207-248-1190	
ADDRESS: 45 Commerce Dr		
CITY: Augusta	STATE: ME	ZIP CODE: 04330

PROGRAM ADMINISTRATOR: **(Program Administrator section is optional.)**

The following person is designated as the Program Administrator. This person will be able to respond to routine questions pertaining to the Contract; they will not be able to alter the scope of the Contract.

NAME:		
EMAIL:	TELEPHONE:	
ADDRESS:		
CITY:	STATE:	ZIP CODE:

PROVIDER CONTACT: The following person is designated as the Contact Person on behalf of the Provider for this Contract. All contractual correspondence from the Department shall be submitted to:

NAME: Sean Donaghue		
EMAIL: donaghues@portlandmaine.gov	TELEPHONE: 978-590-5254	
ADDRESS: 380 Congress St		
CITY: Portland	STATE: ME	ZIP CODE: 04101

TABLE OF RIDERS

The following riders are hereby incorporated into this Contract and made part of it by reference. *(Riders A, B, and G are required. Check all others that apply.)*

☐	Funding Rider
☒	Rider A – Scope of Work
☒	Rider B – Terms and Conditions
☐	Rider C - Exceptions
☐	Rider D – Included at Department’s Discretion
☐	Rider E – Included at Department’s Discretion
☐	Rider F – Included at Department’s Discretion
☒	Rider G – Identification of Country in Which Contracted Work will be Performed
☐	Business Associate Agreement – Included at Department’s Discretion
☒	Other – Included at Department’s Discretion

FUNDING RIDER

Internal Purposes Only

CODING: (Departments - Attach separate sheet as needed for additional coding.)

LINE TOTAL	FUND	DEPT	UNIT	SUB UNIT	OBJ	PROGRAM	PROGRAM PERIOD	APPR FUNDING	FISCAL YEAR
\$ 96,400	013	16A	1994	02	6401	HDAP	F2022		

LINE TOTAL	FUND	DEPT	UNIT	SUB UNIT	OBJ	PROGRAM	PROGRAM PERIOD	APPR FUNDING	FISCAL YEAR
\$									

LINE TOTAL	FUND	DEPT	UNIT	SUB UNIT	OBJ	PROGRAM	PROGRAM PERIOD	APPR FUNDING	FISCAL YEAR
\$									

FUNDING TOTAL: \$ 96,400

The sources of funds and compliance requirements for this Contract follow:

State General Fund \$
Dedicated/Special Revenue \$
Federal Funds \$ 96,400

RIDER A: SCOPE OF WORK

TABLE OF CONTENTS

- I. Acronyms
- II. Introduction/Overview
- III. Deliverables
- IV. Performance Measures
- V. Reports

I. ACRONYMS/DEFINITIONS:

The following terms and acronyms shall have the meaning indicated below as referenced in this Contract:

COMMONLY KNOWN ACRONYMS AND DEPARTMENT ABBREVIATIONS	
BAA	Business Associate Agreement
Contract	Formal and legal binding agreement
Department	State of Maine Department Entering into this Contract
Provider	City of Portland dba Fire Dept
State	State of Maine

II. INTRODUCTION/OVERVIEW:

The purpose of this Contract is to support EMS agencies in initiating and/or expanding community paramedicine services, with a focus on rural areas. The provider will be required to expand capacity to be able to provide COVID-19 testing. The contract focuses on a reduction in health disparities, improving and increasing healthcare resources offered by EMS to underserved populations and people living in rural communities.

The Provider shall train 20 CP providers as Community Paramedicine Technicians and operationalize a referral program.

Payment will be made upon receipt of an approved invoice. Invoices will come from the Provider on the Provider’s usual billing form or letterhead identifying such document as an invoice, providing an invoice number, the amount due, the date of the invoice, the time frame covered, the name of the vendor and the remit to address. All invoices are to be submitted, preferably via email, to Soliana.O.Goldrich@maine.gov.

Payments are subject to the Provider's compliance with all items set forth in this Agreement and subject to the availability of funds. The Department will process approved payments within 30 days

III. DELIVERABLES:

The Provider shall perform all services and maintain all standards and requirements for services provided under this Contract in accordance with the below:

Provider will send 20 providers to a CP training course and operationalize a referral program for CP with local entities.

This shall include use of funds as follows:

1. Up to \$86,400 for personnel
2. Up to \$10,000 for CP education

See attached scope of work under "other".

IV. REPORTS: remove this section if not applicable to this Contract.

A. Required Reports

The Provider shall track and record all data/information necessary to complete the reports listed in the table below:

	Name of Report	Description or Appendix #:
1.	Quarterly Report	Quarterly report outlining implementation, successes and barriers
2.		

B. Reporting Schedule for Above Listed Required Reports

The Provider shall submit all of the reports listed in the table below to the Department in accordance with the deadlines established within the table:

	Name of Report:	Period Captured by Report: ("Each year/quarter/month/week")	Due Date and/or Frequency: (# days after each year/quarter/month/week")
1.	Quarterly Report	Quarterly	30 days after end of quarter
2.			

The Provider understands that the reports are due within the timeframes established and that the Department will not make subsequent payment installments under this Contract until such reports are received, reviewed and accepted.

The Provider further agrees to submit such other data and reports as may be requested by the Contract Administrator. The Provider shall submit all data and reports to the Contract Administrator listed in section “DEPARTMENT AND PROVIDER POINTS OF CONTACT” of this Contract.

RIDER B: TERMS AND CONDITIONS

1. **INVOICES AND PAYMENT.** Department will pay the Provider as follows: Payment terms are net 30 days from the date the State receives an error-free invoice with all necessary and complete supporting documents.

All invoices must include the following:
 - A. Advantage Contract numbers for this contract.
 - B. Vendor Code number assigned when registering as a vendor with the State of Maine. This number appears on all Contracts and Purchase Orders and can be acquired from the agency contact.
 - C. Itemizing all work performed during the invoice period, including the dates of service, rates of pay, hours of work performed, and any other information and/or documentation appropriate and sufficient to substantiate the amount invoiced for payment by the State.
 - D. In cases where hourly rates of contracted resources are concerned, invoices must contain a copy or copies of time sheets associated with that invoice. Time sheets will need to be reviewed and approved by the State's contract administrator.

2. **BENEFITS AND DEDUCTIONS.** If the Provider is an individual, the Provider understands and agrees that they are an independent contractor for whom no Federal or State Income Tax will be deducted by the Department, and for whom no retirement benefits, survivor benefit insurance, group life insurance, vacation and sick leave, and similar benefits available to State employees will accrue. The Provider further understands that annual information returns, as required by the Internal Revenue Code or State of Maine Income Tax Law, will be filed by the State Controller with the Internal Revenue Service and the State of Maine Bureau of Revenue Services, copies of which will be furnished to the Provider for their Income Tax records.

3. **INDEPENDENT CAPACITY.** In the performance of this Contract, the parties hereto agree that the Provider, and any agents and employees of the Provider, shall act in the capacity of an independent contractor and not as officers or employees or agents of the State.

4. **DEPARTMENT'S REPRESENTATIVE.** The Contract Administrator shall be the Department's representative during the period of this Contract. The Contract Administrator has authority to curtail services if necessary to ensure proper execution. They shall certify to the Department when payments under the Contract are due and the amounts to be paid. They shall make decisions on all claims of the Provider, subject to the approval of the Commissioner of the Department.

5. **CHANGES IN THE WORK.** The Department may order changes in the work, the Contract Amount being adjusted accordingly. Any monetary adjustment or any substantive change in the work shall be in the form of an amendment, signed by both parties and approved by the State Procurement Review Committee. Said amendment must be effective prior to the execution of the changed work.

6. **SUB-CONTRACTORS**. The Provider may not enter into any subcontract for the work to be performed under this Contract without the express written consent of the Department. This provision shall not apply to contracts of employment between the Provider and its employees.

The Provider is solely responsible for the performance of work under this Contract. The approval of the Department for the Provider to subcontract for work under this Contract shall not relieve the Provider in any way of its responsibility for performance of the work.

All Subcontractors shall be bound by the terms and conditions set forth in this Contract. The Provider shall give the State immediate notice in writing of any legal action or suit filed, and prompt notice of any claim made against the Provider by any Subcontractor, which may result in litigation related in any way to this Contract, or which may affect the performance of duties under this Contract.

7. **SUBLETTING, ASSIGNMENT OR TRANSFER**. The Provider shall not sublet, sell, transfer, assign or otherwise dispose of this Contract or any portion thereof, or of its right, title or interest therein, without the written request and written approval from the Department. Such approval shall not in any case relieve the Provider of its responsibility for performance of work or liability under this Contract.

8. **EQUAL EMPLOYMENT OPPORTUNITY**. During the performance of this Contract, the Provider certifies as follows:

- A. The Provider shall not discriminate against any employee or applicant for employment relating to this Contract because of race, color, religious creed, sex, national origin, familial status, ancestry, age, physical or mental disability, sexual orientation, or gender identity, unless related to a bona fide occupational qualification.

Such action shall include but not be limited to the following: employment, upgrading, demotions, or transfers; recruitment or recruitment advertising; layoffs or terminations; rates of pay or other forms of compensation; and selection for training including apprenticeship. The Provider agrees to post in conspicuous places available to employees and applicants for employment notices setting forth the provisions of this nondiscrimination clause.

- B. The Provider shall, in all solicitations or advertising for employees placed by or on behalf of the Provider relating to this Contract, state that all qualified applicants shall receive consideration for employment without regard to race, color, religious creed, sex, national origin, familial status, ancestry, age, physical or mental disability, sexual orientation, or gender identity.

- C. The Provider shall send to each labor union or representative of the workers with which it has a collective bargaining Contract, or other Contract or understanding, whereby it is furnished with labor for the performance of this Contract a notice to be provided by the contracting agency, advising the said labor union or workers' representative of the Provider's commitment under this section and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

- D. The Provider shall inform the contracting Department's Equal Employment Opportunity Coordinator of any discrimination complaints brought to an external regulatory body (Maine

Human Rights Commission, EEOC, Office of Civil Rights, etc.) against their agency by any individual as well as any lawsuit regarding alleged discriminatory practice.

- E. The Provider shall comply with all aspects of the Americans with Disabilities Act (ADA) in employment and in the provision of service to include accessibility and reasonable accommodations for employees and clients.
- F. The Provider shall cause the foregoing provisions to be inserted in any subcontract for any work covered by this Contract so that such provisions shall be binding upon each Subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.

9. CONFLICT OF INTEREST. The Provider warrants that no State employee has or will receive any direct or indirect pecuniary interest in or receive or be eligible to receive, directly or indirectly, any benefit that may arise from this Contract, for any employee who participated in any way in the solicitation, award or administration of this Contract according to [Title 5 MRS §18-A, \(2\)](#) and in harmony with [Title 17 MRS §3104](#). Any contract made in violation of these sections is void.

The Provider certifies that it presently has no interest and shall not acquire any interest which would conflict in any manner or degree with the performance of its services hereunder. The Provider further certifies that in the performance of this Contract, no person having any such known interests shall be employed.

10. EMPLOYMENT AND PERSONNEL. The Provider shall not engage on a full-time, part-time or other basis during the period of this Contract, any executive employee who participated in any way in the solicitation, award or administration of this Contract according to [Title 5 MRS §18-A, \(2\)](#) and in harmony with [Title 17 MRS §3104](#). Any contract made in violation of these sections is void.

11. NON-COLLUSION. The Provider warrants that it has not employed or contracted with any company or person, other than for assistance with the normal study and preparation of a proposal, to solicit or secure this Contract and that it has not paid, or agreed to pay, any company or person, other than a bona fide employee working solely for the Provider, any fee, commission, percentage, brokerage fee, gifts, or any other consideration, contingent upon, or resulting from the award of this Contract.

And, the Provider has not entered into a prior understanding, agreement, or connection with any corporation, firm, or person submitting a response for the same materials, supplies, equipment, or services, and this proposal is in all respects fair and without collusion or fraud. The above-mentioned entities understand and agree that collusive bidding is a violation of state and federal law and can result in fines, prison sentences, and civil damage awards.

For breach or violation of this provision, the Department shall have the right to terminate this Contract without liability or, at its discretion to otherwise recover the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.

12. ACCESS TO RECORDS. As a condition of accepting a Contract for services under this section, a Provider must agree to treat all records, other than proprietary information, relating to personal

services work performed under the Contract as public records under the freedom of access laws to the same extent as if the work were performed directly by the Department or agency. For the purposes of this subsection, "proprietary information" means information that is a trade secret or commercial or financial information, the disclosure of which would impair the competitive position of the Provider and would make available information not otherwise publicly available. Information relating to wages and benefits of the employees performing the personal services work under the Contract and information concerning employee and Contract oversight and accountability procedures and systems are not proprietary information. The Provider shall maintain all books, documents, payrolls, papers, accounting records and other evidence pertaining to this Contract and make such materials available at its offices at all reasonable times during the period of this Contract and for such subsequent period as specified under Maine Uniform Accounting and Auditing Practices for Community Agencies (MAAP) rules. The Provider shall allow inspection of pertinent documents by the Department or any authorized representative of the State of Maine or Federal Government, and shall furnish copies thereof, if requested. This subsection applies to contracts, contract extensions and contract amendments executed on or after October 1, 2009.

- 13. TERMINATION.** The performance of work under this Contract may be terminated by the Department whenever for any reason the Contract Administrator shall determine that such termination is in the best interest of the Department. Any such termination shall be affected by the delivery to the Provider of a Notice of Termination specifying the date on which such termination becomes effective.

Either party may terminate this Contract for cause by providing a written notice of termination stating the reason for the termination a minimum of thirty (30) calendar day ahead of the effective date of the termination. As part of the thirty (30) calendar days written notice of termination, the defaulting party shall have fifteen (15) calendar days to cure the default. If the default is of such a nature that it cannot be cured within fifteen (15) calendar days, the defaulting party shall have such additional time, as the parties may agree to, to cure the default, provided the defaulting party has taken steps to cure the default within the initial fifteen (15) calendar days.

Upon termination, the Department shall pay the Provider for work performed by the Provider prior to the date of Notice of Termination.

- 14. GOVERNMENTAL REQUIREMENTS.** The Provider warrants and represents that it will comply with all applicable governmental ordinances, laws and regulations.

- 15. GOVERNING LAW.** This Contract shall be governed in all respects by the laws, statutes, and regulations of the United States of America and of the State of Maine. Any legal proceeding against the State regarding this Contract shall be brought in the State of Maine administrative or judicial forums. The Provider consents to personal jurisdiction in the State of Maine.

- 16. STATE HELD HARMLESS.** The Provider shall indemnify and hold harmless the Department and its officers, agents, and employees from and against any and all third party claims, liabilities, and costs, including reasonable attorney fees, for any or all injuries to persons or property or claims for money damages, including claims for violation of intellectual property rights, arising from the negligent acts or omissions of the Provider, its employees or agents, officers or Subcontractors in the performance of work under this Agreement; provided, however, the Provider shall not be liable for claims arising out of the negligent acts or omissions of the Department, or for actions taken in reasonable reliance on written instructions of the Department.

17. NOTICE OF CLAIMS. The Provider shall give the Contract Administrator immediate notice in writing of any legal action or suit filed related in any way to this Contract or which may affect the performance of duties under this Contract, and prompt notice of any claim made against the Provider by any Subcontractor which may result in litigation related in any way to this Contract or which may affect the performance of duties under this Contract.

18. APPROVAL. This Contract must be approved by the State Controller and the State Purchases Review Committee before it can be considered a valid, enforceable document.

19. INSURANCE REQUIREMENT. The Provider shall keep in force a liability policy issued by a company fully licensed or designated as an eligible surplus line insurer to do business in this State by the Maine Department of Professional & Financial Regulation, Bureau of Insurance, which policy includes the activity to be covered by this Contract with adequate liability coverage to protect itself and the Department from suits. Providers insured through a “risk retention group” insurer prior to July 1, 1991, may continue under that arrangement. Prior to or upon execution of this Contract, the Provider shall furnish the Department with written or photocopied verification of the existence of such liability insurance policy.

A. Other Provisions - Unless explicitly waived by the Department, the insurance policies shall contain, or be endorsed to contain, the following provisions:

- i. The Provider’s insurance coverage shall be the primary and contributory. Any insurance or self-insurance maintained by the Department for its officers, agents, and employees shall be in excess of the Provider's insurance and shall not contribute to it.
- ii. The Provider's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
- iii. The Provider shall furnish the Department with certificates of insurance, and with those endorsements, if any, affecting coverage, required by these Insurance Requirements. The certificates and endorsements for each insurance policy are to be signed by a person authorized by the insurer to bind coverage on its behalf. All certificates and endorsements are to be received and approved by the Department before this Contract commences. The Department reserves the right to require complete, certified copies of all required insurance policies at any time.
- iv. All policies should contain a revised cancellation clause allowing thirty (30) days notice to the Department in the event of cancellation for any reason, including nonpayment.
- v. The Department will not grant the Provider, or any sub-contractor of the Provider, “Additional Insured” status and the Department will not grant any Provider a “Waiver of Subrogation”.

20. NON-APPROPRIATION. Notwithstanding any other provision of this Contract, if the State does not receive sufficient funds to fund this Contract and other obligations of the State, if funds are de-appropriated, or if the State does not receive legal authority to expend funds from the Maine State Legislature or Maine courts, then the State is not obligated to make payment under this Contract.

21. SEVERABILITY. The invalidity or unenforceability of any particular provision, or part thereof, of this Contract shall not affect the remainder of said provision or any other provisions, and this Contract shall be construed in all respects as if such invalid or unenforceable provision or part

thereof had been omitted.

22. ORDER OF PRECEDENCE. In the event of a conflict between the documents comprising this Contract, the Order of Precedence shall be:

- Rider C Exceptions
- Rider B Terms and Conditions
- Rider A Scope of Work
- Funding Rider
- Rider D Included at Department's Discretion
- Rider E Included at Department's Discretion
- Rider F Included at Department's Discretion
- Rider G Identification of Country in which contracted work will be performed
- Business Associate Agreement included at Department's Discretion
- Other Included at Department's Discretion

23. FORCE MAJEURE. The performance of an obligation by either party shall be excused in the event that performance of that obligation is prevented by an act of God, act of war, riot, fire, explosion, flood, pandemic or other catastrophe, sabotage, severe shortage of fuel, power or raw materials, change in law, court order, national defense requirement, or strike or labor dispute, provided that any such event and the delay caused thereby is beyond the control of, and could not reasonably be avoided by, that party.

24. SET-OFF RIGHTS. The State shall have all of its common law, equitable and statutory rights of set-off. These rights shall include, but not be limited to, the State's option to withhold for the purposes of set-off any monies due to the Provider under this Contract up to any amounts due and owing to the State with regard to this Contract, any other Contract with any State department or agency, including any Contract for a term commencing prior to the term of this Contract, plus any amounts due and owing to the State for any other reason including, without limitation, tax delinquencies, fee delinquencies or monetary penalties relative thereto. The State shall exercise its set-off rights in accordance with normal State practices including, in cases of set-off pursuant to an audit, the finalization of such audit by the State agency, its representatives, or the State Controller.

25. ENTIRE CONTRACT. This document contains the entire Contract of the parties, and neither party shall be bound by any statement or representation not contained herein. No waiver shall be deemed to have been made by any of the parties unless expressed in writing and signed by the waiving party. The parties expressly agree that they shall not assert in any action relating to the Contract that any implied waiver occurred between the parties, which is not expressed in writing. The failure of any party to insist in any one or more instances upon strict performance of any of the terms or provisions of the Contract, or to exercise an option or election under the Contract, shall not be construed as a waiver or relinquishment for the future of such terms, provisions, option or election, but the same shall continue in full force and effect, and no waiver by any party of any one or more of its rights or remedies under the Contract shall be deemed to be a waiver of any prior or subsequent rights or remedy under the Contract or at law.

26. AMENDMENT. No changes, modifications, or amendments in the terms and conditions of this Contract shall be effective unless reduced to writing, numbered and signed by the duly authorized representative of the State and Provider.

27. DEBARMENT AND PERFORMANCE CERTIFICATION. By signing this Contract, the Provider certifies to the best of Provider's knowledge and belief that the aforementioned organization, its principals and any subcontractors named in this Contract:

- A. Are not presently debarred, suspended, proposed for debarment, and declared ineligible or voluntarily excluded from bidding or working on contracts issued by any governmental agency.
- B. Have not within three years of submitting the proposal for this contract been convicted of or had a civil judgment rendered against them for:
 - i. Fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a federal, state or local government transaction or contract.
 - ii. Violating Federal or State antitrust statutes or committing embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
 - iii. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or Local) with commission of any of the offenses enumerated in paragraph (b) of this certification; and
 - iv. Have not within a three (3) year period preceding this proposal had one or more federal, state or local government transactions terminated for cause or default.

28. STATE PROPERTY. The Provider shall be responsible for the proper custody, care and return of any Department or State-owned property furnished or state-funded for the Provider's use in connection with the performance of this Contract, and the Provider will reimburse the Department for its loss or damage, normal wear and tear excepted.

29. CYBERSECURITY AND PROHIBITED TECHNOLOGIES. Through the execution of this contract, the Provider certifies that the aforementioned organization, its principals and any subcontractors named in this Contract:

- A. is not a foreign adversary business entity, <https://www.maine.gov/oit/prohibited-technologies>, [Title 5 M.R.S. §2021 \(3\)](#); and
- B. is not on the list of prohibited companies or does not obtain or purchase any information or communications technology or services included on the list of prohibited information and communications technology and services <https://www.maine.gov/oit/prohibited-technologies>, [Title 5 M.R.S. §2030-B](#).

Contracts entered into by a state agency in violation of Title 5 M.R.S. §2030-B are void. A person who executes this contract in violation of this section commits a civil violation for which a fine may be adjudged in an amount that is twice the amount of this contract or \$250,000, whichever is greater, (Title 5 M.R.S., §2030-A).

30. CONFIDENTIALITY.

- A. Subject to the Maine Freedom of Access Act (FOAA), [Title 1 M.R.S. §400](#) et seq., "confidential information" means non-public information designated as protected from disclosure under state or federal law. Confidential information given to the Provider by the Department, or acquired by the Provider on behalf of the Department, whether in verbal,

written, electronic, or any other format, shall be subject to the requirements herein. The term “confidential information” does not include any information or documentation that is subject to disclosure under FOAA.

- B. In conformance with applicable Federal and State statutes, regulations, and ethical standards, the Provider and the Department shall take all necessary steps to protect confidential information regarding all persons served by the Department, including the proper care, custody, use, and preservation of records, papers, files, communications, and any such items that may reveal confidential information about persons served by the Department, or whose information is utilized in order to accomplish the purposes of this Contract.
- C. In the event of a breach of this confidentiality provision, the Provider shall notify the Contract Administrator immediately.
- D. The Provider shall comply with the [Maine Public Law, Title 10, Chapter 210-B \(Notice of Risk to Personal Data Act\)](#).

RIDER C: EXCEPTIONS

N/A

RIDER D: [TITLE]

(Included at Department’s Discretion)

N/A

RIDER E: [TITLE]

(Included at Department’s Discretion)

N/A

RIDER F: [TITLE]

(Included at Department’s Discretion)

N/A

RIDER G: IDENTIFICATION OF COUNTRY IN WHICH CONTRACTED WORK WILL BE PERFORMED

Please identify the country in which the services purchased through this contract will be performed:

☒ **United States. Please identify state: Maine**

☐ **Other. Please identify country: Enter Country**

Notification of Changes to the Information:

The Provider agrees to notify the Office of State Procurement Services of any changes to the information provided above.

BUSINESS ASSOCIATE AGREEMENT

(Included at Department's Discretion)

N/A

Other

Title: Scope of Work

MEMORANDUM
City Council Agenda Item

FROM: Ethan Hipple
DATE: March 28, 2025
SUBJECT: Order 162-24/25 Accepting and Appropriating a \$53,332.79 Donation from the Portland Parks Conservancy for the Portland Youth Corps - Sponsored by Danielle P. West, City Manager

SPONSOR: The City Manager Danielle West
(If sponsored by a Council committee, include the date the committee met and the results of the vote.)

COUNCIL MEETING DATE ACTION IS REQUESTED:
1st Reading 4/14/2025

Final
Action 4/28/2025

Can action be taken at a later date: No These dates work best with Ethan Hipple's schedule. Please put the item at the top of the meeting if possible.

Does this item involve a new contract with the City:

PRESENTATION:

I. SUMMARY

Acceptance of donation of \$53,332.79 towards the programming of the Portland Youth Corps

II. AGENDA DESCRIPTION

If approved, this order would accept and appropriate a donation of \$53,332.79 from the Portland Parks Conservancy for the Portland Youth Corps, a City-run program that promotes personal and professional growth through community service, environmental stewardship, and hands-on conservation opportunities within Portland's parks and green spaces. This is the fourth year this grant has been given.

The program is run by City staff and engages young people of diverse backgrounds in hands-on service projects such as habitat restoration, tree planting, trail construction, and other outdoor work. The corps members receive a stipend for participation. The program runs during the Spring, Summer, and Fall seasons, and annually, over 50 young people take part. This donation from the Portland Parks Conservancy covers the cost of all supplies and trips as well as a portion of the Recreation Programmer II Naturalist, who is the leader of the program.

This item must be read on two separate days. This is its first reading.

III. BACKGROUND

The Portland Youth Corps has been running for four years thanks to the generous donations from the Parks Conservancy.

IV. INTENDED RESULT AND/OR COUNCIL GOAL ADDRESSED

This donation covers the operating expenses of the program.

V. FINANCIAL IMPACT

This donation reduces the cost of an employee's salary paid by the City of Portland.

VI. STAFF ANALYSIS AND BACKGROUND

Staff Analysis that will not appear in the Agenda Description.

VII. RECOMMENDATION

Staff recommends acceptance of this gift as it allows a valuable program for the youth to continue to run.

VIII. LIST ATTACHMENTS

1. Order - Accepting and Appropriating a \$53,332.79 Donation from Portland Parks Conservancy for PYC

Prepared by:

Ethan Hipple

Date: 03/28/2025

MARK DION (MAYOR)
PIOUS ALI (A/L)
APRIL D. FOURNIER (A/L)
BENJAMIN GRANT (A/L)

**CITY OF PORTLAND
IN THE CITY COUNCIL**

SARAH MICHNIEWICZ (1)
WESLEY PELLETIER (2)
REGINA L. PHILLIPS (3)
ANNA BULLETT (4)
KATE SYKES (5)

**ORDER ACCEPTING AND APPROPRIATING A \$53,332.79 DONATION FROM THE
PORTLAND PARKS CONSERVANCY FOR THE PORTLAND YOUTH CORPS**

ORDERED, that a donation of \$53,332.79 from the Portland Parks Conservancy is hereby accepted and appropriated to the Portland Youth Corps, a collaborative program of the Parks, Recreation and Facilities Department; and

BE IT FURTHER ORDERED, that the City Manager or designee is hereby authorized to execute whatever documents are necessary or convenient to effect the intent and purpose of this Order.

MEMORANDUM
City Council Agenda Item

FROM: Greg Watson, Director

DATE: April 2, 2025

SUBJECT: Order 163-24/25 Accepting and Appropriating a \$60,000 John T. Gorman Foundation Grant for the Portland Professional Connectors Program - Sponsored by Danielle P. West, City Manager

SPONSOR: Danielle P. West, City Manager
(If sponsored by a Council committee, include the date the committee met and the results of the vote.)

COUNCIL MEETING DATE ACTION IS REQUESTED:
1st Reading 4/14/2025

Final Action 4/28/2025

Can action be taken at a later date: Yes

Does this item involve a new contract with the City: No.

PRESENTATION: Greg Watson, 3 Minutes

I. SUMMARY

The Housing and Economic Development Department's Office of Economic Opportunity has been offered a grant from the John T. Gorman Foundation to assist with the cost of relaunching the costs of the Portland Professional Connectors program.

II. AGENDA DESCRIPTION

City Council approval is requested to accept and appropriate a \$60,000 grant from the John T. Gorman Foundation to assist with the costs of relaunching the Portland Professional Connectors (PPC) program. The Housing and Economic Development Department's Office of Economic Opportunity has been in the process of relaunching the PPC program and contacted the John T. Gorman Foundation for financial support. The Foundation is interested and supportive of the program and is committing \$60,000 to fund the PPC program. The program is anticipated to launch September 2025 and is a strategic initiative designed to support job seekers in developing critical networking, interpersonal skills, and the social capital so important to access career advancement opportunities and economic mobility.

This item must be read on two separate days. This is its first reading.

III. BACKGROUND

PPC was implemented in Portland from 2019-2022, and has proven to be effective in helping to meet the evolving local workforce needs, with 42% of participants finding job placements and 99% reporting an increased sense of belonging in Maine due to their participation in the program. While PPC proved effective for foreign trained job seekers who were either (a) seeking employment that matched their skills and experience or (b) aiming to enter or transition from low-skill jobs into roles offering greater professional growth, in 2025, PPC seeks to support a broader segment of the workforce who face additional barriers, such as lower language proficiency and difficulty translating qualifications to the local job market, by offering soft skills, workshops and networking events intentionally designed to build confidence navigating the local employment landscape.

The City of Portland's Office of Economic Opportunity will utilize the \$60,000 to relaunch and expand the PPC program, a proven networking and education program designed to fill crucial gaps in Maine's workforce and create accessible pathways into the city's local economy for those looking to enter the US workforce for

the first time, or re-enter following a period of absence. PPC does this by creating intentional connections between Portland's job seekers and experienced members of the local workforce, and hosting strategically tailored workshops aimed at familiarizing job seekers with the soft skills, cultural context, and confidence needed to effectively leverage connections for economic mobility. Through this approach, PPC not only supports individual professional growth but also contributes to the broader community's social capital and economic resilience as each connection builds a multiplier effect that leads to further opportunities and networks that expand over time. In addition, participants overcome barriers to upward economic mobility and become integral connectors within their own communities.

IV. INTENDED RESULT AND/OR COUNCIL GOAL ADDRESSED

The intended result is to accept and appropriate a \$60,000 grant from the John T. Gorman Foundation to support the PPC program.

V. FINANCIAL IMPACT

There will be no financial impact because this funding is a grant to the City of Portland from the John T. Gorman Foundation.

VI. STAFF ANALYSIS AND BACKGROUND

See above.

VII. RECOMMENDATION

Staff recommends that the City Council accept and appropriate a \$60,000 grant from the John T. Gorman Foundation in support of the PPC program.

VIII. LIST ATTACHMENTS

1. Order - Accepting and Appropriating a 60k Grant from the John T. Gorman Foundation for the Portland Professional Connectors Program
2. PPC for Gorman Foundation - Description
3. 3-28-2025 Ltr from Gorman Foundation & T&C&Check (2)

Prepared by:

Greg Watson, Director

Date: 04/02/2025

MARK DION (MAYOR)
PIOUS ALI (A/L)
APRIL D. FOURNIER (A/L)
BENJAMIN GRANT (A/L)

**CITY OF PORTLAND
IN THE CITY COUNCIL**

SARAH MICHNIEWICZ (1)
WESLEY PELLETIER (2)
REGINA L. PHILLIPS (3)
ANNA BULLETT (4)
KATE SYKES (5)

**ORDER ACCEPTING AND APPROPRIATING A \$60,000 JOHN T. GORMAN
FOUNDATION GRANT FOR THE PORTLAND PROFESSIONAL CONNECTORS
PROGRAM**

ORDERED, that a \$60,000 John T. Gorman Foundation Grant is hereby accepted and that amount appropriated to the Housing and Economic Development Department to support the Portland Professional Connectors Program; and

BE IT FURTHER ORDERED, that the City Council hereby approves the attached Grant Agreement in substantially the form attached hereto and authorizes the City Manager or designee to execute said Agreement and any other related documents necessary or convenient to carry out the intent of said Agreement and this order.

Request Title

Portland Professional Connectors Program

Brief Description of Request

The City of Portland's Office of Economic Opportunity and the Portland Regional Chamber of Commerce will relaunch and expand the Portland Professional Connections (PPC) program, a strategic initiative designed to support job seekers in developing critical networking, interpersonal skills and the social capital so important to accessing career advancement opportunities and economic mobility.

Word count 50 of 50

Amount Requested

\$60,000

Will the funds you are requesting from the John T. Gorman Foundation be used as a match or to leverage other sources of revenue?

Yes- The JTG funds allocated to expand the PPC program will establish a foundation of successful outcomes that can be leveraged to secure future city funding. This is crucial for the program's continued growth and for developing a consistent networking model that supports workforce development.

What is the problem that you are trying to address? (To the degree possible – please present data related to the current nature of the problem.)

Portland Professional Connections (PPC) Program focuses on building social capital and networking opportunities for workforce integration. The program is highly impactful for participants and creates a culture of hope, stability, equity and belonging amongst job seekers. PPC achieved a 42% placement rate and a 99% enhancement in the participants' sense of belonging. This program's approach—focusing on building inclusive networks and addressing systemic barriers—creates a dynamic of people helping people into employment based on the art of networking and skill building.

Networking, while often seen as a soft skill, is an undervalued, but essential tool in job placement. HubSpot reports that 85% of jobs are filled through networking, and CNBC highlights that 70% of jobs are never publicly advertised, instead being filled through internal postings or through candidates discovered via networking.

LinkedInTM also supports this assertion, noting that 70% of professionals hired in 2016 had a connection at their company, and 80% view networking as crucial for career success (AEE Center). Despite these benefits, networking disparities persist, particularly for marginalized communities. Barriers such as lack of resources, financial constraints, and language difficulties hinder effective workforce integration. Additionally, racial disparities in networking can limit job

opportunities for African American job seekers or those with cultural barriers. (Race and Networks in the Job Search Process) While PPC proved effective for high-skilled, foreign trained job seekers, in 2025, PPC seeks to expand its reach beyond Portland to support New Entry residents: English Language Learners, those new to Maine systems and Re-entry: those from low-income communities seeking to begin their careers or re-enter the workforce.

Word count 249 of 250

Who are the people most affected by this problem, and what specific barriers do they face? (Specify the demographics and geography of the population you serve.)

The people most affected by this problem are job seekers from marginalized communities in Maine, including English Language Learners (ELLs), individuals new to Maine systems, and those from low-income or re-entry backgrounds. These groups often face significant barriers to economic advancement due to a lack of access to professional networks, a critical factor in securing employment. This challenge is further exacerbated when job seekers are primary caregivers or the primary financial supporters of their families. For many in marginalized communities, the pressure to secure stable employment extends beyond personal advancement—it is a matter of financial survival for their loved ones.

Specifically, English Language Learners and newcomers to the U.S. may struggle with understanding American workplace culture and norms, which can hinder their ability to network and form connections in the job market. Re-entry individuals—those who are returning to the workforce after incarceration or long-term unemployment—often face stigma and limited opportunities to build the social capital needed to access well-paying jobs.

Furthermore, familial obligations can create additional stress, especially for those balancing child care, elder care, or financial responsibility, which can make them feel as though they are at a disadvantage in comparison to others with fewer personal obligations.

By addressing these barriers, the PPC program aims to equip participants with the social capital and networking skills that are essential for success in today's job market. The program offers a structured support system through Social Capital Development, Soft Skills Workshops, and Networking Events, focusing on connector and connectees.

Word count 244 of 250

How many people do you anticipate being able to serve or affect?

Over the course of 1 year, PPC anticipates serving 150 or more job seekers ("Connectees") through its recruitment and professional matching program. This will include facilitating meetings with local professionals ("Connectors") and providing valuable referrals to help bridge the gap between job seekers and potential employers. In addition, monthly workshops and educational services will support participants in developing crucial networking and professional skills.

The program aims to have 50% of participants secure meaningful employment by the end of the 1-year period, creating impactful connections and opportunities for job seekers in marginalized

communities. Through this comprehensive support, PPC expects to make a significant difference in the professional lives of at least 150 individuals.

Word count 111 of 250

What are the results you are seeking to achieve within the context of this grant request?

Without strong professional networks, many Maine job seekers risk becoming trapped in low-skill, low-paying jobs, limiting their own economic mobility and reducing opportunities for future generations. In addition, the lack of community building through networking can lead to feelings of isolation and less belonging, as individuals miss out on the supportive relationships that are key to both personal and professional growth. This social disconnect compounds the challenges of economic stagnation, contributing to a cycle of widening wealth disparity and persistent poverty.

Primary caretakers often face added challenges in balancing family responsibilities with career advancement, which can make it even harder to access professional networks and opportunities. By fostering accessible, relationship-driven pathways into the workforce, PPC helps create lasting social capital that empowers individuals, to overcome these barriers, access better-paying career opportunities, and ultimately strengthen their communities. In the long run, this program works to build a foundation of community-driven social capital, where individuals not only gain new opportunities for economic advancement but also become key connectors within their own networks, supporting the growth and resilience of their communities. This holistic approach expects that Maine's workforce can break free from economic stagnation, providing a better future for both themselves and their families.

Word count 201 of 500

What strategies will you use to achieve those results and why do you believe those are the right strategies? (Please be specific about the activities you will engage in.)

To achieve the desired results, PPC will implement several key strategies designed to ensure continuous improvement and long-term impact. These strategies are specifically tailored to the needs of the participants and the local business community.

A roadshow of talking to businesses will be an important strategy for expanding PPC's reach, building stronger relationships with local employers, and securing long-term support for the program. Here's how we plan to implement this strategy.

Comprehensive Participant Evaluation: We will use a combination of surveys, interviews, and program tracking to evaluate key outcomes. Regular feedback from participants (Connectees) and professionals (Connectors) will help assess employment placements, improvements in soft skills, and the expansion of professional networks. These evaluations will allow us to monitor progress and adjust the program as necessary to ensure it meets the evolving needs of job seekers.

Focus on Long-Term Impact: Beyond immediate employment outcomes, we will track the long-term impact on economic mobility by evaluating participants' career advancement over time. This includes monitoring continued engagement in professional networks and assessing feelings of belonging and integration within the community. By focusing on these longer-term outcomes, we can gauge the program's effectiveness in fostering lasting social capital and resilience in both individuals and the broader community.

Engagement with Local Business Community: A critical component of success will be strengthening connections between job seekers and the Portland business community. By aligning the program's goals with the workforce development priorities of stakeholders, we can ensure a mutually beneficial relationship between employers and job seekers, further supporting career opportunities for marginalized communities.

Continuous Feedback Loop: Gathering regular feedback from both Connectees and Connectors will be essential to refining the program. We will evaluate satisfaction levels across demographics, ensuring the program is inclusive and responsive to different needs. This feedback will be used to adjust program activities, improve engagement, and fine-tune support services, making the program more effective and tailored to participants' experiences.

Sustainability and Community Support: The ultimate goal is to establish PPC as a sustainable initiative that attracts long-term support and sponsorships from local businesses. By demonstrating measurable success—such as increased employment placements, improved networking outcomes, and stronger community engagement—we will work to secure additional funding and resources to expand the program's reach and ensure its continued growth.

These strategies are grounded in data-driven evaluation, ongoing engagement with stakeholders, and a focus on long-term community impact. By implementing these activities, we believe PPC will not only help individuals secure meaningful employment but also create a robust network that supports economic mobility and strengthens the local community.

Word count 423 of 500

What measures will you use to determine your effectiveness?

To determine the effectiveness of the PPC program, we will rely on a combination of quantitative and qualitative data to track progress and assess outcomes. The key measures for evaluating the success of the program include:

Job Placement Rate

Baseline (2019): 42%

Target (2025): 63%

Tracking: We will monitor and report job placements and referrals, tracking the number of job seekers successfully placed in positions.

Number of Job Seekers Supported

Baseline (2023): ~100

Target (2025): ~150

Tracking: We will measure and report the number of job seekers engaged in the program, ensuring increased outreach and support over time.

Soft Skills Workshops

Target: 4 workshops per year (4 Level 1, 4 Level 2)

Tracking: We will track the number of workshops held, attendance, and participant feedback to evaluate the relevance and impact of these workshops.

Participant Engagement

Tracking: Monitor the level of participant engagement through Chamber of Commerce event attendance i.e number of connectors vs connectees, training sessions, and overall interaction with the program, providing insight into the program's reach and impact.

Other Key Metrics

Job Longevity: We will measure job satisfaction and 3-month retention.

Cost Reduction: We will evaluate the reduction in costs through the program's efficiency and its impact on the community.

Economic Mobility: We will track the upward economic movement of participants and assess how the program impacts residents' financial stability and opportunities for growth.

Sense of Belonging: We will gather qualitative feedback on participants' sense of inclusion and community integration, measuring the social impact of the program.

Word count 250 of 500

What is your organization's experience working in this area and with this population? What is your current level of capacity (financial, staff, etc.) to do this work and to achieve the results you are seeking? (Include a brief description of how Foundation funding will maintain or enhance that capacity.)

The Office of Economic Opportunity (OEO) has extensive experience working with immigrants, underserved residents, and other underrepresented populations in Portland. OEO has maintained a strategic goal to enhance economic integration for these groups since 2016. Our office has been actively involved in promoting economic opportunities for immigrants, people of color, youth, and other marginalized communities through targeted initiatives that facilitate access to job training, workforce preparation, and economic mobility.

The OEO's approach is rooted in social capital and collective impact, bringing together a wide range of community organizations, businesses, and government agencies to address key areas of community development and integration. Our mission focuses on building the infrastructure necessary for collaboration across sectors, aligning services to ensure more accessible economic opportunities for all Portland residents. These efforts reflect our deep commitment to fostering an inclusive workforce and building a connected, resilient community where every individual has the resources needed to thrive.

The Portland Regional Chamber of Commerce has extensive experience advocating for policies that promote economic opportunity and sustainable growth across diverse communities. With over 1,300 member organizations collectively employing over 75,000 Mainers, they serve as the voice and advocate for a broad and collaborative business community in the Greater Portland Region. Their work is centered around creating economic opportunities for all residents, improving quality of life, and fostering a culture of growth that is inclusive and forward-thinking. They focus on supporting a shared vision for regional prosperity, where economic development, workforce growth, housing, and transportation goals are all interconnected. By engaging with policymakers, employers, employees, and residents, they ensure that the aspirations for shared prosperity are understood and that critical information is communicated effectively. Through over 100 events annually, including business seminars and community partnerships, they help connect and engage our members, providing them with valuable resources, networking opportunities, and advocacy support.

Staff at OEO and RCC will collaborate to structure this work. Funding will also support partnerships with professional workforce development groups from marginalized communities. OEO will provide 2 staff members and PRCC will provide 2 staff members and event management, including marketing, registration, and logistics.

Word count 337 of 500

JOHN T. GORMAN FOUNDATION

*Advancing ideas. Promoting opportunities.
Improving lives in Maine.*

March 28, 2025

Mr. Greg Watson, Department Head
City of Portland, Department of Housing and Economic Development
389 Congress Street
Portland, ME 04101

Cc: Ms. Melissa Hue, Director, Economic Opportunity. mhue@portlandmaine.gov

Re: Grant number 2025-012

Dear Mr. Watson,

Thank you for your application and the opportunity to partner with you in this work. The John T. Gorman Foundation would like to provide the City of Portland with a grant in the amount of \$60,000 for the period beginning April 1, 2025 through September 30, 2026. Leigh Arsenault is the Foundation staff person responsible for the management of this grant and will answer any questions or assist you in any way necessary throughout the grant period. We appreciate the great work you are doing and the opportunity to provide support for it.

Description of Work and Products

As specified in the proposal submitted to us, we understand that the City of Portland will use Foundation funds to deliver the Portland Professional Connections program. This program will connect job seekers to local professionals through one-on-one conversations that are focused on creating social connections while offering practical support through job referrals and job seeking advice. In addition, job seekers will participate in monthly workshops and receive tailored educational services to support the development of networking and professional skills. These opportunities are designed to support job seekers in creating the social capital necessary to access career advancement opportunities and long-term economic mobility.

Performance Measures

As specified in the proposal submitted to us, we understand that the City of Portland will report back to us on the following:

- The number of job seekers engaged in the program;
- The number and percent of participants who obtain employment;
- The number and percent of participants that continue to be employed at 3-months;

- Information on the social impacts of the program as measured by participants' sense of belonging and/or other measures related to social capital creation; and
- An overview of program successes, challenges, and impacts.

Payment Provisions

Enclosed you will find a check in the amount of \$60,000. By accepting our funds and cashing the enclosed check, the City of Portland agrees to abide by the attached Terms and Conditions of the John T. Gorman Foundation. Our understanding is that these funds will be spent over the course of the time period articulated herein according to the budget provided to the Foundation. Any changes to this budget that exceed 15% of any line item, as well as any changes in key personnel, must be approved in advance by the Foundation.

Furthermore, though the attached Terms and Conditions normally preclude you from being able to sub-grant these funds to other organizations (point 6), please consider this letter to serve as explicit written approval from the Foundation for the City of Portland to sub-grant portions of these funds as appropriate for the needs of the program.

Reporting Requirements

The City of Portland will submit final Progress and Expenditure reports to the Foundation by November 15, 2026 for the period of April 1, 2025 through September 30, 2026. You will be able to submit final Progress and Expenditure Reports online through the Requirements tab in your applicant account, which can be accessed at https://www.grantrequest.com/SID_2097/?SA=AM using the user ID and password you created when you initially submitted your grant application. We will also email you a reminder one month before the report is due with a link to your account. Further specific provisions of this grant are described in the enclosed John T. Gorman Foundation Grant Terms and Conditions.

On behalf of the John T. Gorman Foundation, I look forward to a continued productive relationship.

Sincerely,



Nicole Witherbee
President and CEO

Encl: *Terms and Conditions*
Check No.

JOHN T. GORMAN FOUNDATION GRANT TERMS AND CONDITIONS

The following terms and conditions are intended to ensure that the John T. Gorman Foundation (the "Foundation") grants comply with applicable provisions of the federal tax code, including the requirement that the Foundation make reasonable efforts and establish adequate procedures to see that grant funds are spent solely for the purposes for which they were granted and to obtain full and complete reports on how grant funds have been expended.

1. All grant funds must be used only for charitable purposes within the meaning of Internal Revenue Code ("Code") Section 170(c)(2)(B) and, more specifically, for the purposes described in the attached grant letter of agreement. The grant funds may not be expended for any other purpose without the Foundation's prior written approval. Any funds not expended for the purposes of the grant during the term of the grant must be immediately repaid to the Foundation.
2. The grantee must administer grant funds in compliance with all applicable anti-terrorist financing and asset control laws, regulations, rules and executive orders. No part of the grant funds may be used to promote or support terrorist activities or make payments to any person or entity named in any list of suspected terrorists or blocked individuals promulgated by the U.S. government.
3. Upon completion of the grant period or expenditure of the grant funds, the grantee must provide program narrative and financial reports on the use of grant funds. While the Foundation prefers the templates provided by the Foundation for this reporting, a program narrative can come in the form of a letter or a brief report and must be signed by an authorized representative of the grantee. This report may be mailed or scanned and transmitted by email to the Foundation.
4. Although the grant funds need not be maintained in a separate bank account, such funds must be shown on the grantee's books as a separate fund dedicated to charitable purposes. Records of receipts and expenditures under the grant, as well as copies of reports submitted to the Foundation, must be kept for at least four years following completion of the grant term. The Foundation shall have the right to monitor and conduct an evaluation of this grant and to review financial and other records regarding the grantee's use of grant funds. The grantee's books and records shall be made available for the Foundation's inspection at reasonable times for the purpose of verifying expenditures and reviewing program activities and accomplishments.
5. This grant is subject to the condition that the grantee is and remains a nonprofit, 501(c)(3) federal tax-exempt organization, public school, public organization working for the State of Maine, or an Indian tribal government (or its political subdivision) recognized by the Department of the Interior or has a written agreement with a fiscal sponsor that is a 501(c)(3) organization, public school, or public organization. A 501(c)(3) grantee organization must fall under the federal income tax Code Section 501(c)(3) and be

classified as “publicly supported” under Code Section 509(a)(1) or (2) or as a Type I, Type II, or functionally integrated Type III supporting organization under Code Sections 509(a)(3) and 4942(g)(4). The grantee represents that its tax-exempt and public charity status are valid and have not been revoked, that the receipt of this grant will not result in grantee’s loss of public charity status, and that the grantee will notify the Foundation immediately of any change in tax exempt or public charity status. In the event grantee ceases to be tax exempt under Code Section 501(c)(3) or to be classified as “publicly supported” under Code Section 509(a)(1) or (2) or as a Type I, Type II, or functionally integrated Type III supporting organization under Code Sections 509(a)(3) and 4942(g)(4), it will immediately notify the Foundation of such change in status.

6. Grant funds may be used or expended only by the grantee and may not be sub-granted to any other organization, unless explicitly requested in writing by the grantee and also approved, in writing, by the Foundation. Should such a situation arise, the grantee may be required to fulfill additional reporting requirements as specified by the Foundation.
7. Grantee acknowledges that the Foundation has not earmarked any of the grant funds for any organization or individual other than the grantee. Grantee also acknowledges that these grant funds have not been earmarked to:
 - a. carry on propaganda, or otherwise attempt to influence legislation (within the meaning of Code Section 4945 (d)(1)); or
 - b. influence the outcome of any specific public election, or to carry on, directly or indirectly, any voter registration drive (within the meaning of Code Section 4945 (d)(2)); or
 - c. make any grant to an individual or a non-public charity which does not comply with requirements of Code Section 4945 (d)(3) and (4).
8. If the grantee uses any portion of the grant funds for non-charitable purposes in violation of Paragraph 1 above, it will be required to repay such amounts to the Foundation. If the grantee violates any of the other terms and conditions set forth herein, the Foundation may modify, discontinue, or withhold any remaining payments due under this grant award and require a refund of any unexpended grant funds if, in its sole judgment, such action is necessary to ensure the proper use of grant funds or to comply with the requirements of any law or regulation affecting its responsibilities under this grant.
9. With respect to any item of confidential information directly furnished to the grantee by the Foundation or otherwise obtained during the course of the grant engagement, the grantee will use the same degree of care it uses to protect and safeguard its own proprietary and confidential information and not disclose to or otherwise permit any third person or entity not in a confidential relationship with the grantee access to such confidential information.

10. Any violation of the foregoing conditions will require refunding to the Foundation of any amounts subject to the violation. The Foundation may discontinue, modify, or withhold any payments due under this grant award or require a refund of any unexpended grant funds if, in its sole judgment, such action is necessary to comply with the requirements of any law or regulation affecting its responsibilities under this grant award.
11. The grantee may acknowledge the Foundation's support in its annual report, on its website and in similar public communications. Any other use of the Foundation's name or logo is prohibited without the prior written approval of the Foundation.
12. The Foundation shall have the right to monitor and conduct an evaluation of this grant and to review financial and other records regarding the grantee's use of grant funds.
13. The State and Federal Courts located in Maine shall have exclusive jurisdiction over any dispute which might arise in connection with this grant, and the laws of Maine shall govern the interpretation of the terms of the grant.
14. The terms and conditions of this grant are subject to modification by the Foundation as may be required to ensure compliance with any current or future federal tax or regulation.

MEMORANDUM
City Council Agenda Item

FROM: Greg Watson, Director

DATE: April 2, 2025

SUBJECT: Order 164-24/25 Accepting and Appropriating a \$205,000 Greater Portland Council of Governments United States Environmental Protection Agency Brownfields Sub-Grant for Clean-up of a Stockpile of Contaminated Soil at Fitzpatrick Stadium - Sponsored by Danielle P. West, City Manager

SPONSOR: Danielle P. West, City Manager
(If sponsored by a Council committee, include the date the committee met and the results of the vote.)

COUNCIL MEETING DATE ACTION IS REQUESTED:

1st Reading 4/14/2025

Final Action 4/28/2025

Can action be taken at a later date: Yes

Does this item involve a new contract with the City: Yes, Corporation has reviewed and approved the Agreement.

PRESENTATION: Greg Watson, 3 Minutes

I. SUMMARY

The Housing and Economic Development Department requests the City Council's approval to accept and appropriate \$205,000 in sub-grant Funds from the Greater Portland Council of Government (GPCOG)'s Brownfields Cleanup program for the transport and off-site disposal of a stockpile of contaminated soil at Fitzpatrick Stadium.

II. AGENDA DESCRIPTION

City Council approval is requested to accept and appropriate \$205,000 in Brownfield cleanup sub-grant funding from the Greater Portland Council of Governments (GPCOG) for the transport and off-site disposal of a stockpile of contaminated soil at Fitzpatrick Stadium. While the Hearts of Pine soccer team was making planned upgrades to the Stadium, approximately 850 cubic yards of contaminated soil was unearthed, and is currently in a fenced-off and covered stockpile near the parking lot. The City will use this grant from GPCOG to dispose of the contaminated soil at an off-site licensed receiving facility.

This item must be read on two separate days. This is its first reading.

III. BACKGROUND

In early 2024, the Hearts of Pine soccer team signed a rent-free, non exclusive-use lease with the City of Portland to allow the soccer team to use Fitzpatrick Stadium. The presence of the soccer team will have immense economic development benefits and is instrumental in Portland being recognized as the number one minor league market in the US. (Source: Sports Business Journal). This investment extends economic benefits to the City, to the Greater Portland region, and beyond. The lease agreement included a commitment from the soccer team to make \$1 million in upgrades to the facility (to date they have already spent more than double that).

While the new Hearts of Pine soccer team were making the planned upgrades to Fitzpatrick Stadium last summer, approximately 850 cubic yards of soil was excavated and placed in a stockpile near the parking lot. The City sampled and characterized the soil using \$70,000 of our own EPA Brownfields Assessment Grant and

found the presence of contaminants which need to be remediated.

The City is not allowed to grant itself funds for cleanup according to the rules of the Brownfields program, so the City requested a subgrant of \$205,000 from GPCOG's Brownfields program to enable the City to dispose of the contamination at an offsite facility. Offsite disposal requires no annual monitoring, and it ensures access to the sewer line that runs underneath the site. Perhaps most importantly, this subgrant will ensure that members of the public, including students at the adjacent middle school, are as safe as possible.

IV. INTENDED RESULT AND/OR COUNCIL GOAL ADDRESSED

The intended result is to accept and appropriate \$205,000 in Brownfield cleanup sub-grant funding from GPCOG, which will be used for the transport and off-site disposal of a contaminated soil stockpile at Fitzpatrick Stadium.

V. FINANCIAL IMPACT

There will be no financial impact because this funding is a grant to the City of Portland from GPCOG.

VI. STAFF ANALYSIS AND BACKGROUND

See above.

VII. RECOMMENDATION

Staff recommends that the City Council accept and appropriate the \$205,000 in Brownfield cleanup sub-grant funding from GPCOG for the transport and off-site disposal of a contaminated soil stockpile at Fitzpatrick Stadium.

VIII. LIST ATTACHMENTS

1. Order - Accepting and Appropriating \$205,000 Brownfields USEPA Sub-Grant for Contaminated Soil at Fitzpatrick Stadium
2. 3-20-2025 GPCOG Award Letter
3. Fitzpatrick Subaward Agreement April 1 2025

Prepared by:

Greg Watson, Director

Date: 04/02/2025

MARK DION (MAYOR)
PIOUS ALI (A/L)
APRIL D. FOURNIER (A/L)
BENJAMIN GRANT (A/L)

**CITY OF PORTLAND
IN THE CITY COUNCIL**

SARAH MICHNIEWICZ (1)
WESLEY PELLETIER (2)
REGINA L. PHILLIPS (3)
ANNA BULLETT (4)
KATE SYKES (5)

**ORDER ACCEPTING AND APPROPRIATING A \$205,000 GREATER PORTLAND
COUNCIL OF GOVERNMENTS UNITED STATES ENVIRONMENTAL
PROTECTION AGENCY BROWNFIELDS SUB-GRANT FOR CLEAN-UP OF A
STOCKPILE OF CONTAMINATED SOIL AT FITZPATRICK STADIUM**

ORDERED, that a \$205,000 Greater Portland Council of Governments United States Environmental Protection Agency Brownfields Sub-Grant is hereby accepted and that amount appropriated to the Housing and Economic Development Department for clean-up of a stockpile of contaminated soil at Fitzpatrick Stadium; and

BE IT FURTHER ORDERED, the City Council hereby approves the attached Sub-Grant Agreement in substantially the form attached hereto and authorizes the City Manager or designee to execute said Agreement and any other related documents necessary or convenient to carry out the intent of said Agreement and this order.

**** PLEASE READ THIS LETTER IN ITS ENTIRETY ****

3.20.2025

Danielle West
City of Portland Maine
389 Congress St
Portland, Maine 04101

Dear Danielle:

We are pleased to advise you that The City of Portland, Maine (the “Grantee”) has been approved for a Brownfields Cleanup Subgrant. The Greater Portland Council of Governments (GPCOG) (the “Grantor”) is prepared to make the following commitment, subject to the certifications and terms and conditions set forth below and as established in the **attached subgrant agreement**. You must review and sign this acceptance letter and return to GPCOG to receive funds.

The Commitment is subject to the following terms and conditions:

Grantee: City of Portland, Maine
UEI #: 01-6000032
Amount: \$205,000
Purpose: This grant’s purpose is to remediate the environmental hazard located at Fitzpatrick Stadium Complex in Portland, Maine. Specifics of the remediation are on file and a matter of public record.

GRANT CERTIFICATIONS:

1. I/we certify that the information provided in my application was truthful and accurate.
2. I/we certify that to the best of the Grantee’s knowledge, the data in the program application is correct and that supporting documentation will be made available by the Grantee to GPCOG for review upon request. I/we understand that submitting false or misleading information may result in being found ineligible for any form of future grant funding from GPCOG. I/we understand that if false or misleading information on the application is uncovered after the disbursement of funds, the funds may need to be returned.

TERMS AND CONDITIONS

1. GPCOG Brownfield funds shall only be used for those activities included in the original application.
2. GPCOG Brownfield funds shall only be used in accordance with the **attached subgrant agreement**.
3. This commitment and the grant committed hereby are not transferrable or assignable by Grantee.
4. Grantee is advised that as a condition of receipt of the grant, the award amount and name of the organization may be announced in press and media.
5. Subject to and within the defenses, protections, immunities, defenses and limitations of liability available to the Grantor or Subgrantee, under the Maine Tort Claims Act, 14 M.R.S. §8101 et seq. or other applicable law, the Grantee shall indemnify and hold harmless GPCOG and its officers, agents, and employees from and against any and all claims, liabilities, and costs, including reasonable attorney fees, for any or all injuries to persons or property or claims for money damages, including claims for violation of intellectual property rights, arising from the negligent acts or omissions of the Grantee, its employees or agents, officers provided, however, the Grantee shall not be liable for claims arising out of the negligent acts or omissions of GPCOG, or for actions taken in reasonable reliance on written instructions of GPCOG.

6. Grantee understands that any projected changes to the proposed project, including scope of services, budget categories and amounts projected to be spent) must be communicated in writing to Paul Johnson, Director of Economic and Community Development for GPCOG at pjohnson@gpcog.org.

If these certifications and terms and conditions are acceptable to you, **please accept and sign on the following page. Scan a complete copy of this letter (you must include all pages) to GPCOG (pjohnson@gpcog.org), or return this original letter signed and dated by 5/15/25 to:**

Greater Portland Council of Governments
970 Baxter Boulevard, Suite 201
Portland, ME 04103

Accepted:

[Signature Here]

[Date]

[Type Name and Title Here]

[Date]

Grantee Name and Title

Date

We will consider our receipt of this executed letter as your authorization for us to proceed with the disbursement of funds and to notify the Environmental Protection Agency that said grant has been disbursed.

Keep a copy of the scanned letter for your reference.

Failure to return this commitment letter in a timely manner may result in a loss of awarded funds. This offer will expire on 6/2/2025.

Sincerely,

Funding Approved By:

Paul Johnson
Director of Economic & Community Development

Kristina Egan, Executive Director
Greater Portland Council of Governments
Date: _____

**GPCOG BROWNFIELDS PROGRAM
SUBGRANT AGREEMENT**

THIS AGREEMENT is made and entered into on this ____ day of _____, 2025 by and between the City of Portland, Maine (hereinafter collectively referred to as "Subgrantee"), and the Greater Portland Council of Governments (GPCOG) a recipient of a Brownfields Cleanup Revolving Loan Fund (BCRLF) capitalization grant from the U.S. Environmental Protection Agency (hereinafter referred to as the "Grantor") under Agreement Number 4B-00A00907-0.

WITNESSETH:

WHEREAS, GPCOG is authorized under Comprehensive Environmental Response Compensation and Liability Act (CERCLA) 104(k)(3)(B)(ii) and the terms and conditions of (EPA Grant Number 4B-00A00907-0) to make subgrants to eligible entities and non-profit organizations from these funds ("Grant Funds"); and

WHEREAS, the Subgrantee is a local government as defined in 31 USC 6101, owns by way of fee simple title certain real property consisting of 20.72 acres that includes the Fitzpatrick Stadium and is located at 165 Park Avenue in Portland, ME (the "Property"), which property is more particularly described in Exhibit 1, attached hereto, and is an eligible Brownfield site as defined in CERCLA 101(39); and

WHEREAS, the Grantor has agreed to grant to Subgrantee certain of the Grant Funds which will be used by the Subgrantee for a portion of the remediation of the Property (the "Remediation Work"); which is more particularly described in Exhibit 2, and attached hereto; and

WHEREAS the Subgrantee has performed "all appropriate inquiry," as found in section 101(35)(B) of CERCLA, on or before the date of acquisition of the Property and/or is not considered a potentially responsible party at the Property under CERCLA and has received a site-specific eligibility determination from the U. S. Environmental Protection Agency ("EPA"); and

WHEREAS, the Property is not listed, or proposed for listing on the National Priorities List of the EPA; and

WHEREAS, the Subgrantee did not generate, transport, or dispose of any contamination located at the Property as subject to the Solid Waste Disposal Act (as amended by the Resource Conservation and Recovery Act (RCRA)); and

WHEREAS, the Subgrantee is not and has never been subject to any penalties resulting from environmental non-compliance at or on the Property nor is the Subgrantee, or, to the best of its knowledge, its Project contractors or subcontractors currently suspended, debarred, or otherwise declared ineligible for participation in this federal program or from the receipt of these funds; and

WHEREAS, a claim has not been asserted against the Subgrantee for liability under CERCLA §107 at the Property.

NOW, THEREFORE, in consideration of the covenants and promises contained herein, it is mutually

agreed by and between the parties as follows:

1. Grantor agrees to grant to Subgrantee the sum of not more than \$205,000 to be used by the Subgrantee for the Remediation Work (the "Project Grant Funds") subject to the terms and conditions herein. The Subgrantee is accountable to the Grantor for using EPA funds only for eligible and allowable costs under CERCLA 104(k) and the terms and conditions of Agreement Number 4B-00A00907-0.
2. Intentionally deleted.
3. Subgrantee shall carry out the Remediation Work in accordance with CERCLA 104 (k) and applicable terms and conditions of Grant Number 4B-00A00907-0. These requirements include those prohibitions on the use of Project Grant Funds found at CERCLA 104(k)(4)(B) for administrative costs, and response costs for which the Subgrantee is potentially liable at the Property under CERCLA 107.
4. The Subgrantee will comply with Uniform Administrative Requirements for Grants and Agreements with Institutions of Higher Education, Hospitals, and Other Non-Profit Organizations 40 CFR Part 30 or Uniform Administrative Requirements for Grants and Cooperative Agreements to States and Local Governments, 40 CFR Part 31 and all other applicable provisions of federal, state or local law.
5. The Subgrantee will provide the Grantor with all reports and other documents required for subgrantees or subawardees by 40 CFR Part 30 or 40 CFR Part 31, as applicable.
6. The Subgrantee will adhere to OMB Cost Principles found at (2 CFR Part 230 for Non-profits or 2 CFR Part 225 for State, Local or Tribal Governments or 2 CFR Part 220 for Educational Institutions).
7. Subgrantee shall carry out the Remediation Work in accordance with the Davis-Bacon Act of 1931 (CERCLA 104(g)(1), 40 U.S.C. 276a-276a-5 and 42 U.S.C. 3222). CERCLA compliance with Davis Bacon requires payment of Federal prevailing wage rates for construction, repair or alteration work funded in whole or in part with Grant Funds. The Subgrantee must obtain recent and applicable wage rates from the U.S. Department of Labor and incorporate them into the remediation construction contract. In addition, the Subgrantee must maintain records verifying compliance with the Davis Bacon Act. Subgrantee will work with Grantor to ensure Grantor's Davis-Bacon requirements are met.
8. The Subgrantee shall provide the Grantor with a copies of all prior environmental assessments completed for the Property (collectively, the "Assessment"). The Subgrantee shall be responsible for the payment of all costs and expenses related to the Assessment. The Subgrantee agrees that the Project Grant Funds shall not be used for the payment of any cost or expense related to the Assessment. The Assessment shall include, but is not limited to site background, the threat posed to by the contaminant to public health, welfare and the environment and all past enforcement activities conducted by any governmental agency, and the site testing results.

9. The Grantor shall designate an environmental project manager who shall review and approve of the proposed cleanup and coordinate the work to be performed using Project Grant Funds. The Grantor's environmental project manager will review the Subgrantee's remedial planning, design, and engineering documents and review the cleanup activities as they are on-going to ensure that the cleanup is being completed in accordance with all local, State, and Federal requirements and is protective of human health and the environment.
10. The Subgrantee shall prepare a Community Involvement Plan ("CIP") with the assistance and cooperation of the Grantor. The CIP shall include, where applicable, the following:
 - a. Copies of interviews or meetings conducted with residents and community leaders, local officials, and public interest groups.
 - b. Copies of news releases and other information that explains the proposed project, such releases and information to be disseminated throughout the area surrounding the affected area.
 - c. Procedures for the establishment of a local information repository at or near the Property that includes public information supplied by both the Subgrantee and the Grantor related to the proposed Remediation Work. The Subgrantee shall supply the Grantor with any additional information that would assist the Grantor in documenting the Remediation Work.
11. After the Subgrantee has prepared the CIP, the Subgrantee shall draft an analysis of brownfields cleanup alternatives that will include information about the Property and contamination issues (i.e., exposure pathways, identification of contaminant sources, etc.); cleanup standards; applicable laws; alternatives considered; and the proposed cleanup. The evaluation of alternatives must include effectiveness, implementability, and the cost of the cleanup proposed. The Subgrantee shall submit copies of the draft analysis of brownfields cleanup alternatives to the Grantor for approval. The Subgrantee agrees to accept advice and suggestions from the Grantor and to incorporate those suggestions or requests for revisions as appropriate.
12. After the Grantor has approved the draft analysis of brownfields cleanup alternatives, the Subgrantee shall make the document available for review and public comment for a period of not less than thirty (30) days from the date of publication of the public notice.
13. After the public comment period, the Subgrantee shall incorporate all appropriate comments, in the reasonable discretion of Subgrantee, into a final analysis of brownfields cleanup alternatives document and prepare a written response to the public comments, if appropriate.
14. After the analysis of brownfields cleanup alternatives has been finalized, the Subgrantee shall prepare a scope of work containing detailed design and construction plans and specifications for the Remediation Work including a budget and work schedule; a health and safety plan (OSHA 1910-120 - 126) and a quality assurance project plan which sets forth the manner and method of collecting samples to assure the complete removal of all hazardous substances that are located at the Property and are to be removed as a part of the Remediation Work (collectively, such documents are referred to as the "Project Documents") and submit same to Grantor for approval.

15. Prior to the initiation of the Remediation Work, including any cleanup activities, the Subgrantee must provide to the Grantor copies of all of the state required remedial planning and cleanup plan documents and the state's approval of those documents, if required. The Property will not be enrolled in , Maine's Voluntary Response Action Program; however, a Remedial Action Plan will be provided to the Maine Department of Environmental Protection (DEP) for review and approval, the Remediation Work will be overseen by the Maine DEP, and the Subgrantee will work with Maine DEP and EPA to ensure protection of human health and the environment during the performance of the Remediation Work.
16. The Subgrantee understands and agrees that all Project Grant Funds provided by Grantor to Subgrantee shall be used by the Subgrantee towards the cleanup and remediation of the Property identified in Exhibit 1. Subgrantee shall supply the Grantor with information pertaining to the cleanup and restoration of the Property and evidence of project feasibility in the form of a detailed project budget reflecting all project sources. All sources of project financing shall be supported by letters of interest and term sheets from an accredited lending institution.
17. Subgrantee shall retain ownership of the Property throughout the period of performance of the Remediation Work. For the purposes of this Agreement, the term "owns" means fee simple title unless EPA approves a different arrangement.
18. Subgrantee shall complete a competitive bidding process for the Project Grant Funds in accordance with Federal procurement requirements under Brownfield regulations.
19. The Subgrantee further understands and agrees that any and all work performed on the Property for which the Project Grant Funds are used, and the receipt of any Project Grant Funds under this Agreement is conditioned upon the Subgrantee's full compliance with the terms and provisions of the Project Documents and this Agreement.
20. The Project Grant Funds shall be payable to the Subgrantee as reimbursement for eligible and allowable expenses incurred by the Subgrantee based upon subgrantees actual disbursements for costs incurred for Remediation Work and consistent with the approved cleanup project budget (the "Budget"), attached hereto and made a part hereof as Exhibit 2. No reimbursement shall be made to the Subgrantee without the written approval of the Grantor. The Grantor shall not advance nor be obligated to advance any Project Grant Funds to the Subgrantee prior to the receipt of properly executed lien waivers. Reimbursement of Project Grant funds to the Subgrantee will take place after the receipt of invoices for costs incurred for Remediation work, and review of all information, documents and back up information to support the reimbursement request.
21. Each reimbursement request should be accompanied by a summary memo prepared by the Subgrantee's Qualified Environmental Professional documenting the completed Remediation Work, a signed statement relative to the Remediation Work being eligible and allowable, and details regarding any discrepancies between the provided documentation (i.e., invoice amounts for costs incurred) and the requested disbursement amount. A tabulated detailed running budget of eligible tasks (including values previously reimbursed, values included in the current request, and remaining budget), properly executed lien waivers, invoices for costs incurred for Remediation Work, copies of the checks used to pay each invoice, and all appropriate

documents and back up information to support the reimbursement request shall be attached to the memo. Prior to the last disbursement of the Project Grant Funds, Subgrantee shall provide a final lien waiver and any other information reasonably requested by Grantor.

22. Reimbursement requests may be submitted as draft for initial review and comment. However, the draft version should be complete and contain all the documentation described above.
23. Subgrantee agrees that they shall keep all expenditures from the Project Grant Funds within the approved Budget. Subgrantee shall not exceed any of the costs enumerated in the approved Project Budget without the prior written approval of the Grantor.
24. The Grantor may withhold up to five (5%) percent of each payment requested as a retainage until the Subgrantee has completed the Remediation Work.
25. The awarding of this Grant shall be subject to:
 - a. Written authorization in the form of an order of the City Council authorizing the Subgrantee to accept the Project Grant Funds and authorizing Subgrantee's representative to execute this Grant Agreement on behalf of the Subgrantee.
 - b. Evidence by the Subgrantee that no outstanding taxes, fees, charges, mortgages, liens, encumbrances or other assessments have been filed or are recorded against the Property.
 - c. Evidence of general liability insurance coverage with limits of liability of \$400,000. All insurance coverage required by this section shall remain in full force and effect during the term of this Agreement.
 - d. Identification of the competitively procured contractor and subcontractor selected by the Subgrantee for the Remediation Work, when determined, including documentation of the competitive procurement process.
 - e. The Grantor's receipt of cleanup project cost breakdown based upon estimates and prices supplied by the Subgrantee.

The Grantor reserves the right to waive any or all requirements of this section.

26. Subgrantee shall commence work on the Remediation Work within 180 days from the date of execution of this Agreement and shall complete and perform all of the Remediation Work within 365 days from the date of execution of this Agreement in accordance with the approved Schedule of Work attached hereto and made a part hereof as Exhibit 3.
27. In the event the Subgrantee experiences project delays which are beyond the control of the Subgrantee that result in the project timeline exceeding either the 180- or 365-day limits above, Grantor shall provide reasonable extensions to the deadlines in this section, to the extent that such extensions comport with Grantor's obligations under the BCRLF.
28. All Remediation Work performed pursuant to this Agreement and with Project Grant Funds shall be performed in a good and workmanlike manner.

29. The Subgrantee will provide the Grantor in a timely manner with all reports and other documents required for Subgrantee by 2 CFR 200 and 1500, as applicable, including clear documentation that the Project Grant Funds were used in compliance with the terms and conditions.
30. Subgrantee and performance of all Remediation Work shall comply with Section 106 of the National Historic Preservation Act. Determination of “no adverse effect upon historic properties” as defined by Section 106 shall be obtained from the Maine Historic Preservation Commission by Subgrantee and supplied to Grantor.
31. All material changes or modification to the Remediation Work or the Project Documents shall be approved in writing by the Grantor prior to such change or modification becoming effective. All additional costs incurred, as the result of any change orders shall be the responsibility of the Subgrantee. In the event that unforeseen conditions are discovered during the implementation of the Remediation Work, the Subgrantee reserves the right to revise the cleanup action and the Project Documents.
32. Subgrantee, at its sole cost and expense, and from sources other than Grant Funds, shall be responsible for obtaining all permits, licenses, approvals, certifications and inspections required by federal, state or local law and to maintain such permits, licenses, approvals, certifications and inspections in current status during the term of this Agreement.
33. The Subgrantee shall:
- a. Notify the Grantor when the Remediation Work is complete. The notice shall contain certification or documentation that the Remediation Work is complete and has been performed in accordance with the terms of this Agreement. This notice shall summarize the actions taken, the resources committed, and the problems encountered in completion of the project, if any, and shall be submitted to the Grantor for review and approval before it is finalized.
 - b. Perform all of its obligations and agreements under this Agreement, and any other agreements or instruments to which the Subgrantee is a party, and which relate to the Project Grant Funds and the Remediation Work.
34. Subject to and within the defenses, protections, immunities, defenses and limitations of liability available to the Grantor or Subgrantee under the Maine Tort Claims Act, 14 M.R.S. § 8101 et seq., or other applicable law, the Subgrantee agrees to protect, indemnify, defend and hold harmless, the Grantor, its officers, administrators, agents, servants, employees and all other persons or legal entities to whom the Grantor may be liable from, for or against any and all claims, demands, suits, losses, damages, judgments, costs and expenses, whether direct, indirect or consequential and including, but not limited to, all reasonable fees, expenses and charges of attorneys and other professionals, court costs, and other reasonable fees and expenses for bodily injury, including death, personal injury and property damage, arising out of or in connection with the performance of any work or any responsibility or obligation of the Subgrantee as provided herein and caused in whole or in part by any act, error, or omission of the Subgrantee, its agents, servants, employees or assigns.

35. The Subgrantee shall erect a sign on the Property stating that the Remediation Work is being financed in part by BCRLF Grant Funds and the Grantor and providing the appropriate contacts for obtaining information on activities being conducted at the site and for reporting suspected criminal activities. The sign erected on the Property site shall comply with all requirements of the state and local law applicable to on-premise outdoor advertising.
36. If the Subgrantee sells or transfers the Property to another non-related or affiliated business, entity or corporation prior to completion of the Remediation Work, then, in that event, the Subgrantee shall immediately repay the entire amount of Project Grant Funds advanced to Subgrantee to the Grantor. Any change in use of the property from the original agreement needs to be approved by the Grantor.
37. Any forbearance by the Grantor with respect to any of the terms and conditions of this Agreement shall in no way constitute a waiver of any of Grantor's rights or privileges granted hereunder.
38. In the event of a default of any of the terms or conditions of this Agreement then, in that event, the entire amount of Project Grant Funds disbursed to Subgrantee shall become immediately due and payable without the necessity of demand from Grantor. The Subgrantee shall be deemed to be in default under this Agreement upon the occurrence of any or more of the following events (each and "Event of Default"):
- a. The Subgrantee assigns this Agreement or any Project Grant Funds advanced hereunder or any interest herein to a third party or if the Property or any interest is conveyed, assigned or otherwise transferred without the prior written consent of the Grantor.
 - b. Any representation or warranty made herein or in any report, certificate, financial statement or other instrument furnished in connection with this Agreement shall prove to be false in any material respect.
 - c. The Subgrantee defaults in the performance of any term, covenant or condition to be performed hereunder and such default is not remedied within sixty (60) days, unless a longer period of time is reasonably required to cure the default, from and after receipt of written notice by certified mail, return receipt requested, from the Grantor to the Subgrantee, specifying said default, of, if such default cannot be remedied within that period and remedial effort is not commenced within that period and diligently and continuously pursued, the Grantor shall have the right to proceed by appropriate judicial proceedings to enforce performance or observation of the applicable provisions of this Agreement and/or terminate this Agreement and recover damages from the Subgrantee to the extent allowed by law.
 - d. Any proceeding involving the Subgrantee or the Property, commenced under any bankruptcy or reorganization arrangement, probate, insolvency, readjustment of debt, dissolution or liquidation law of the United States, or any state, but if such proceedings are instituted, no Event of Default shall be deemed to have occurred hereunder unless the Grantor either approves, consents to, or acquiesces in such proceedings, or such proceedings are not dismissed within ninety (90) days.
 - e. An order, judgment or decree is entered, without the application, approval or consent of the Grantor, by any court of competent jurisdiction approving the appointment of a receiver, trustee or liquidator of the Subgrantee of all or a substantial part of its assets,

and such order, judgment or decree shall continue in effect for a period of ninety (90) days.

39. Upon the occurrence of any one or more of the Events of Default enumerated above, all amounts of Project Grant Funds disbursed to Subgrantee by Grantor pursuant to this Agreement shall become due and payable, without presentment, demand, protest or notice of any kind to the Grantor, all of which are hereby expressly waived by the Subgrantee. Further, in the event Subgrantee fails to comply with the provisions of this Agreement, and fails to cure such non-compliance within any applicable cure period, the Grantor shall be entitled to exercise any of its rights hereunder, maintain an action in law or in equity against Subgrantee to recover damages incurred by the Grantor from such failure, including, without limitation, reasonable attorneys' fees and costs, and to require Subgrantee (through injunctive relief or specific performance) to comply, and cure any failure to comply, with the provisions and covenants set forth herein.
40. The Subgrantee agrees to maintain financial and programmatic records pertaining to all matters relative to this Agreement in accordance with 40 CFR Part 30 or Part 31, as applicable and generally accepted accounting principles and procedures and to retain all of its records and supporting documentation applicable to this Agreement for a period of 3 years following the completion and close out of Agreement Number 4B-00A00907-0 except as follows:
- a. Records that are subject to audit findings shall be retained three (3) years after such findings have been resolved.
 - b. All available records and supporting documents shall be made available, upon request, for inspection or audit by the Grantor or its representatives or representatives of EPA, EPA's Office of Inspector General, the Comptroller General, or other authorized representatives of the Federal Government.
41. The Subgrantee agrees to permit the Grantor or its designated representative to inspect and/or audit its records and books relative to this Agreement at any time during normal business hours and under reasonable circumstances, upon reasonable notice and to copy therefrom any information that the Grantor desires relevant to this Agreement. The Grantor shall provide written notice to the Subgrantee prior to the execution of this provision. The Subgrantee agrees to deliver the records or have the records delivered to the Grantor or its designated representative at an address designated by such party. If the Grantor or its representative finds that the records delivered by the Subgrantee are incomplete, the Subgrantee agrees to pay the Grantor or its representative's costs to travel to the Subgrantee's office or other location where the books or records are located to audit or retrieve the complete records.
42. The Subgrantee will comply with the statutes prohibiting discrimination on the grounds of race, color, national origin, sex and disability. In addition, the Subgrantee will undertake good faith efforts in compliance with 40 CFR Part 33 to give opportunities for qualified Small Business Enterprises (SBE), Minority Business Enterprises (MBE) and Women-Owned Business Enterprises (WBE)
43. The Subgrantee shall not assign or attempt to assign directly or indirectly, any of its rights under this Agreement or under any instrument referred to herein without the prior written consent of

the Grantor. The Subgrantee shall not assign all or any portion of the Property made the subject of this Agreement without the prior written consent of the Grantor.

44. This Agreement is not intended to create or vest any rights in any third party or to create any third-party beneficiaries.
45. All amendments to this Agreement shall be in writing and signed by both parties hereto.
46. It is expressly understood that a failure or delay on the part of the Subgrantee in the performance, in whole or in part, or any of the terms of this Agreement, if such failure is attributable to an Act of God, fire, flood, riot, insurrection, embargo, emergency or governmental orders, regulations, priority, or other limitations or restrictions, or other similar unforeseen causes beyond the reasonable control of such party, the failure or delay shall not constitute a breach or Event of Default under this Agreement; however, the Subgrantee shall use its best effort to ensure that the Project is completed in a reasonable time without unnecessary delay.
47. The provisions of this Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.
48. No failure of either party to exercise any power or right given it hereunder or to insist on strict compliance by the other party with its obligations hereunder, and so custom of practice of the parties at variance with the terms hereof shall constitute a waiver of the other party's right to demand at any time exact compliance with the terms hereof.
49. All notices, requests, instructions or other documents to be given hereunder to either party by the other shall be in writing and delivered personally or sent by certified or registered mail, postage prepaid, to the addresses set forth in this Agreement. Any such notice, request, instruction or other document shall be conclusively deemed to have been received and be effective on the date on which personally delivered or, if sent by certified or registered mail, on the day mailed to the parties as follows:

TO THE GRANTOR:

Kristina Egan, Executive Director
Greater Portland Council of Governments
970 Baxter Boulevard, Suite 201
Portland, Maine 04103

TO THE SUBGRANTEE:

Danielle West, City Manager
City of Portland Maine
289 Congress St
Portland, ME 04101

or to such other address as a party may subsequently specify in writing to the other party.

50. If any provision or item of this Agreement is held invalid, such invalidity shall not affect other provisions or items of this Agreement that can be given effect without the invalid provisions or items, and to this end, the provisions of this Agreement are hereby declared severable.
51. Except for any exhibits, attachments, plats or other documents as may be affixed hereto, made a part hereof, and properly identified herewith, this Agreement constitutes the entire contract between the parties, and shall not be otherwise affected by any other purported undertaking, whether written or oral.

IN WITNESS HEREOF, the parties hereto have caused this Agreement to be executed in the name and on behalf of each of them (acting individually or by their respective officers or appropriate legal representatives, as the case may be, hereunto duly authorized) as of the day and year first written above.

WITNESS:

SUBGRANTEE:

CITY OF PORTLAND MAINE

Printed Name: Danielle West

Its: City Manager

WITNESS:

GRANTOR:

GREATER PORTLAND COUNCIL OF
GOVERNMENTS

Printed Name: Kristina Egan

Its: Executive Director

Exhibit 1

Evidence that the City of Portland owns by way of **fee simple title** consisting of 20 acres that is part of the Fitzpatrick Stadium in Portland, Portland, ME (167E001001).

Exhibit 2

Remediation Work scope and budget

Exhibit 3

Schedule for Remediation Work

Other documents to be provided at closing:

- Due Diligence Memo
- Sampling Results
- Maine DEP approval of VRAP approach

MEMORANDUM
City Council Agenda Item

FROM:

DATE: April 8, 2025

SUBJECT: Order 165-24/25 Establishing a 180-Day Moratorium on Theater and Performance Hall Projects with a Capacity Exceeding 2000 People in the City of Portland - Sponsored by Councilors Anna Bullett and Wesley Pelletier

SPONSOR: The Mayor, City Manager, City Clerk, Corporation Counsel, the Planning Board, or up to three (3) members of the Council shall sponsor any orders or other items. If sponsored by a Council Committee, please include the date the committee met and the results of the vote.

(If sponsored by a Council committee, include the date the committee met and the results of the vote.)

COUNCIL MEETING DATE ACTION IS REQUESTED:

1st Reading

**Final
Action**

Can action be taken at a later date: No If action cannot be taken at a later date, please explain why. Do NOT write yes or no; that will be automatically generated by the checkbox.

Does this item involve a new contract with the City: No

PRESENTATION: Please list the presenter(s), type, and length of presentation

I. SUMMARY

II. AGENDA DESCRIPTION

If passed, this moratorium would prohibit new theaters and performance halls with a capacity exceeding 2,000 people for 180 days while the Housing and Economic Development Committee reviews and recommends amendments to the City Code to address concerns related to the impact of large entertainment venues on public parking, traffic congestion, public safety, and other City infrastructure. This moratorium would apply retroactively to December 1, 2024.

This item must be read on two separate days. This is its first reading.

III. BACKGROUND

Background information that will not appear in the Agenda Description

IV. INTENDED RESULT AND/OR COUNCIL GOAL ADDRESSED

V. FINANCIAL IMPACT

Please indicate whether or not there is a financial impact. Please note that per Council Rule 12, this form must have "a separate fiscal impact statement memo attached if the impact of the item is \$50,000 or more in a given fiscal year. This memo shall include details and information describing the fiscal impact including, but not limited to, projected costs, revenues or savings over a three (3) year period and/or any potential impacts on the City tax levy."

VI. STAFF ANALYSIS AND BACKGROUND

Staff Analysis that will not appear in the Agenda Description.

VII. RECOMMENDATION

VIII. LIST ATTACHMENTS

1. Order - Establishing 180 Moratorium on Theater and Performance Halls
2. Public Comment - Order 165

Prepared by:

Date: 04/08/2025

MARK DION (MAYOR)
PIOUS ALI (A/L)
APRIL D. FOURNIER (A/L)
BENJAMIN GRANT (A/L)

**CITY OF PORTLAND
IN THE CITY COUNCIL**

SARAH MICHNIEWICZ (1)
WESLEY PELLETIER (2)
REGINA L. PHILLIPS (3)
ANNA BULLETT (4)
KATE SYKES (5)

**ORDER ESTABLISHING A 180-DAY MORATORIUM ON THEATER AND
PERFORMANCE HALL PROJECTS WITH A CAPACITY EXCEEDING 2000 PEOPLE
IN THE CITY OF PORTLAND**

WHEREAS, land development, tourism and commerce on Portland’s Downtown Peninsula have resulted in significant and demonstrable parking pressure, which has in turn created hardships for members of the public and commercial enterprises ; and

WHEREAS, increased traffic before and after large events at theaters and performance halls are known to cause unsafe road conditions and strain parking resources; and

WHEREAS, as set forth in Table 18-A of the City of Portland Land Use Code, there are no parking minimums for theaters and performance halls, regardless of the anticipated capacity, and this issue requires further study and potential amendments to the Land Use Code in order to protect the public welfare and safety and prevent overburdening of public parking facilities; and

WHEREAS, section 14.6.8.14 of the City’s Land Use Code only requires a 100-foot buffer in the B-3 and WCZ zones between businesses with entertainment licenses; and

WHEREAS, the City’s Land Use Code does not require a larger buffer between large theaters and performance halls, which should be considered to protect public safety and ensure that these venues are not clustered and do not overburden public infrastructure and city services or create unsafe road conditions for pedestrians, bicycles and vehicles; and

WHEREAS, an immediate temporary 180-day prohibition on approvals of new large theaters and performance halls is necessary in order to allow the City time to review and amend the City Code as necessary to prevent an overburdening of city services and public parking and other facilities, and to ensure safe traffic patterns for pedestrians, bicyclists and vehicles; and

WHEREAS, in the judgment of the City Council for the City of Portland, these facts justify a moratorium under 30-A M.R.S. § 4356(1) (A) and (B) and create an emergency under the City Charter, and require the following Moratorium as immediately necessary to prevent an overburdening of public facilities and for the preservation of the public health, safety and welfare; and

NOW, THEREFORE, pursuant to its authority in 30-A M.R.S. §§ 3001 and 4356, and notwithstanding the provisions of 1 M.R.S. § 302, the Portland City Council hereby ordains that a Moratorium shall be applied retroactively, to December 1, 2024, on any and all proceedings, applications, petitions, and approvals required under the City's Land Use Code that were or have been pending before any officer, board, or agency of the City on or any time after December 1, 2024 for the development of new theaters or performance halls with a capacity exceeding 2000 people; and,

BE IT ORDERED, that that no permit applications for any new theaters or performance halls with a capacity exceeding 2000 people shall be accepted, processed, reviewed, or approved by the City or the Planning Board for the period of this Moratorium; and

BE IT FURTHER ORDERED, that those provisions of the City's Land Use Code that are inconsistent or conflicting with the provisions of this Moratorium, are hereby repealed to the extent that they are applicable for the duration of this Moratorium, but not otherwise; and

BE IT FURTHER ORDERED, that during the time that this Moratorium is in effect, the City's Housing and Economic Development Committee shall review the City Code, including, but not limited to, Chapters 4, 6, 14, and 15 and develop amendments for consideration by the Planning Board and City Council to address the concerns addressed in this Moratorium; and

BE IT FURTHER ORDERED, that this Moratorium shall remain in effect until the earlier of the effective date of amendments to the City Code adopted pursuant to this Moratorium or October 25, 2025, unless extended, repealed, or modified by the Portland City Council; and

BE IT FURTHER ORDERED, that to the extent any provision of this Moratorium is deemed invalid by a court of competent jurisdiction, the balance of the Moratorium that shall remain shall be considered valid.

Portland Music Hall

Jason Shapiro jshapiro@crecapgrp.com via portlandmaine.gov

Thu, Apr 10, 1:45 PM (4 days ago)

to publiccomment@portlandmaine.gov

Dear City Council-

I am writing you in support of the Portland Music Hall project and encourage you to pass it through the approval process as quickly as possible and abandon the moratorium designed to stop the development of this first-class music venue.

Though I am not a resident of the area, my family and I are frequent visitors to Portland and have come to love this area since the time our son went to college in central Maine several years ago. I believe that the development of Portland Music Hall will be a benefit to all in the community for years to come.

Please pass this project without further delay!

Thank you,
Jason Shapiro

The CRE Capital Group, LLC
160 NW 26th Street, Suite 201
Miami, Florida 33127
O: 305-697-1650
M: 305-496-3437

jshapiro@crecapgrp.com

Re: World Class Opportunity

Fred Forsley FForsley@shipyard.com via portlandmaine.gov

Apr 12, 2025, 8:20 PM (2 days ago)

to Publiccomment@portlandmaine.gov

> I strongly support the Portland Music Hall. Howard and Todd Goldenfarb have a long history of doing quality developments and restorations . In Fact Howard help renovate many of the historic building in the Old Port and did a first class job on everyone of those buildings.

>

> This will be an amazing venue for mid size acts and events !Portland has become a destination for Foodies and Beer lovers and this will only ad additional option to come and visit and enjoy our City.

>

> The moratorium is a very bad idea !

> The local tax revenue alone is enough to fast track this project.

>

> Portland should not lose this opportunity for more jobs and new attractions to bring additional life to Maine and Portland.

>

> My company Shipyard Brewing Company has been in Portland for over 30 years and over the last few years we have seen a higher then normal failure rate of restaurants. This will help bring more customers to the City and help keep new and existing venues open .

>

> Hopefully you will encourage the planning board to approve this project and let Portland benefit by this major investment in our City.

>

> Sincerely

> Fred Forsley

> Shipyard Brewing

>

>

>

>

> Sent from my iPhone

Order 164 24/25

Greg Gould greggould1000@gmail.com via portlandmaine.gov
Sun, Apr 13, 12:06 PM (22 hours ago)
to publiccomment

Members of City Council and Mayor Dion,

The title of Order 165, "Establishing A 180 Day Moratorium On Theater And Performance Hall Projects with A Capacity Exceeding 2000 People In The City Of Portland" obfuscates the orders true intent. The order should be titled "Block the concert venue partially owned and operated by Live Nation, a ruthless corporation with ruthless business practices, to save The State Theater. However, I have never taken issue with the State, or other venues in Portland, hosting Live Nation's acts. I even sometimes listen to Live Nation artists. Using City Council as a cudgel to force Live Nation to either work with The State Theater, or stay out of town, is the art of the deal". It has conflicting intentions and dubious outcomes.

I've organized over a hundred shows, so I have some context. Promoting shows is hard work. Everyone is always competing with someone bigger, and i appreciate councils instincts to protect a local institution, but here's the thing:

The State is a great place to see a show if you're 24. It's not such a good place to see a show if you're 44, and it gets worse for your ears and back the older you get. I am 54 and one of those who would rather go to Boston than see St. Vincent at the State. However, traveling is tough for me so I'll be missing the show.

I've read opinion pieces that this new venue should be built outside of Portland, that it isn't right for downtown. Council would be hypocrites if this is a reason for blocking the venue. The city is approving apartments without adequate parking, and declaring residents should rely on walking, biking, ride sharing, and public transportation. Buses usually stop before the end of shows, if there even is a bus to Scarborough, Westbrook, or wherever people who oppose this project downtown think the venue should go. Rather than block the venue, consider dedicated lots and a shuttle.

There is a need for this venue in Portland proper. I'm older and I want a clean modern venue with good acoustics, new seats, and better sightlines. If I read correctly, while General Admission capacity is more, both the State and this new venue have roughly the same number of seats. The State was built in 1929, later became a porn theater during the 70s and 80s until it was rescued and turned into the live music venue it is today. While that's nostalgic, the building, the sound, and the seats, just aren't up to snuff for shows in 2025. Blocking this venue is ageist and ableist.

A Live Nation owned venue creates deep pocketed competition for The State Theater. In or out of downtown, or outside Portland altogether, the competition is still there. Hopefully the State Theater ownership steps up, modernizes their venue, and opens their stage for artists that may not otherwise come to Portland. If the State Theater is viable outside of Live Nation, this new venue brings more music to Portland. If The State can't survive without Live Nation that's a whole different issue.

Last month I read there is already a stalemate between Live Nation and The State. In the Press Herald article from March 3rd, "Proposed Live Nation Venue Draws Opposition From Portland Arts Organizations" State Theater President Lauren Wayne complained that Live Nation won't book shows in Portland now, and are going to Bangor instead. No matter what, Lauren needs to start to look at other options.

There are loads of companies with questionable business practices in Portland. Starbucks closed their two unionized shops but the city is still allowing them to knock down trees and build a new store with a drive through in Northgate. Live Nation has a reputation for ruthless business practices. If the city council has issues with that, they can address those individually, but don't pass order 165. I want to go to a modern venue with better sound.

Greg Gould - 168 Milton Street Portland

MEMORANDUM
City Council Agenda Item

FROM:

DATE: April 9, 2025

SUBJECT: Order 166-24/25 Accepting and Appropriating at \$10,000 Maine Bureau of Highway Safety Grant - Sponsored by Danielle P. West, City Manager

SPONSOR: The Mayor, City Manager, City Clerk, Corporation Counsel, the Planning Board, or up to three (3) members of the Council shall sponsor any orders or other items. If sponsored by a Council Committee, please include the date the committee met and the results of the vote.

(If sponsored by a Council committee, include the date the committee met and the results of the vote.)

COUNCIL MEETING DATE ACTION IS REQUESTED:

1st Reading

**Final
Action**

Can action be taken at a later date: No If action cannot be taken at a later date, please explain why. Do NOT write yes or no; that will be automatically generated by the checkbox.

Does this item involve a new contract with the City:

PRESENTATION: Please list the presenter(s), type, and length of presentation

I. SUMMARY

Accept and appropriate \$10,000 in Pedestrian Safety Enforcement funds from the Bureau of Highway Safety.

II. AGENDA DESCRIPTION

This item accepts and appropriates a \$10,000 grant awarded to the Police Department by the Maine Department of Highway Safety. This award will fund pedestrian safety enforcement details in the City.

This item must be read on two separate days. This is its first reading.

III. BACKGROUND

The City of Portland recently experienced a sudden and alarming uptick in motor vehicle/pedestrian crashes. According to statistics compiled by the Portland PD Traffic Unit, the City experienced a total of 137 accidents involving pedestrians in the 36-month period beginning January 1, 2022. This averages out to just under 47 motor vehicle/pedestrian accidents per year. Of the 137 pedestrian-involved accidents, 8 (5.8%) resulted in a pedestrian fatality. During the first two months of 2025, 15 motor vehicle/pedestrian accidents were reported in the city. Of those 15 accidents, 3 (20%) resulted in a fatality. At this rate, the city is on track to almost double the average number of pedestrian accidents in 2025.

Approximately 62% of the pedestrian accidents reported since 1/1/2022 occurred during the hours of 1100 and 2000, with over 80% occurring on a weekday (Monday-Friday). Geographically, the accidents have been distributed throughout the city with a higher concentration on main thoroughfares (Brighton Ave, Congress St, Cumberland Ave, and Forest Ave) and their immediate intersecting side streets.

In terms of ambient conditions, more than 80% of the accidents occurred during clear weather and just over 60% occurred during daylight hours. Six of the eight fatalities, however, occurred at night.

Pedestrians and motor vehicle operators shared blame for pedestrian involved accidents. The most common motor vehicle violation was Failure to Yield the Right of Way. Although no pedestrians were issued citation for their actions, some common factors emerged from the most serious accidents: dark clothing, improperly in the roadway, failure to obey traffic signal and jaywalking.

Like many law enforcement agencies, Portland PD is struggling to hire and retain personnel. With declining staffing numbers, officers are often limited to responding to calls for service and are unable to engage in proactive policing to include traffic enforcement. This award provides funds specifically for pedestrian safety overtime enforcement details. Officers will focus on pedestrian safety city-wide with emphasis on the corridors mentioned above. Details will be four hours in length and may consist of one or two officers depending upon availability. Single officer details will consist of an officer in a vehicle or motorcycle observing intersections, crosswalks and other location for violations. Citations will be issued to the vehicle operators or pedestrians who commit an infraction. When possible, two officers will work a detail with one in plain clothes observing and reporting violations to a second, uniformed officer who will issue citations as appropriate.

IV. INTENDED RESULT AND/OR COUNCIL GOAL ADDRESSED

Provide high visibility enforcement of pedestrian safety related laws with the ultimate goal of reducing motor vehicle/pedestrian involved crashes.

V. FINANCIAL IMPACT

Please indicate whether or not there is a financial impact. Please note that per Council Rule 12, this form must have "a separate fiscal impact statement memo attached if the impact of the item is \$50,000 or more in a given fiscal year. This memo shall include details and information describing the fiscal impact including, but not limited to, projected costs, revenues or savings over a three (3) year period and/or any potential impacts on the City tax levy."

VI. STAFF ANALYSIS AND BACKGROUND

Staff Analysis that will not appear in the Agenda Description.

VII. RECOMMENDATION

VIII. LIST ATTACHMENTS

1. Order Accepting Maine Department of Highway Safety Pedestrian Safety Grant
2. Highway Safety Award Doc
3. FFY25 Portland Ped Grant App

Prepared by:

Date: 04/09/2025

MARK DION (MAYOR)
PIOUS ALI (A/L)
APRIL FOURNIER (A/L)
BENJAMIN GRANT A/L)

**CITY OF PORTLAND
IN THE CITY COUNCIL**

SARAH MICHNIEWICZ (1)
WESLEY PELLETIER (2)
REGINA PHILLIPS (3)
ANNA BULLETT (4)
KATE SYKES (5)

**ORDER ACCEPTING AND APPROPRIATING A \$10,000 MAINE BUREAU OF
HIGHWAY SAFETY GRANT**

ORDERED, that a grant in the amount of \$10,000 from the Maine Bureau of Highway Safety is hereby accepted and appropriated to the Portland Police Department to support high visibility pedestrian safety enforcement; and

BE IT FURTHER ORDERED, that the City Council hereby approves the attached Grant Agreement in substantially the form attached hereto and authorizes the City Manager or designee to execute said Agreement and any other related documents necessary or convenient to carry out the intent of said Agreement and this order; and

BE IT FURTHER ORDERED, that this Order is enacted as an Emergency, pursuant to Article II, Section 11 of the Portland City Charter, in order to make it effective immediately.

SUBGRANT CONTRACT

DO NOT ENCUMBER

PLEASE RETURN TO:
BUREAU OF HIGHWAY SAFETY
LAUREN STEWART, DIRECTOR
45 COMMERCE DRIVE, SUITE 1
STATE HOUSE STATION 164
AUGUSTA, MAINE 04333-0164

SUBGRANT #: [PS25-008](#)

APPROVAL DATE: [04/04/2025](#)

PROJECT PERIOD: [04/04/2025 TO 09/15/2025](#)

[013 16A 322P 012 6401 PS008](#)

The Bureau of Highway Safety, hereinafter called the subgrantor, herewith agrees to provide funds in accordance with the provisions of the Highway Safety Act of 1966, as amended, and appropriate state statutes and regulations to:

Subgrantee Legal Name: [Portland Police Department](#)

hereinafter called the subgrantee, for the purposes and in the amounts contained in the subgrant application submitted by the subgrantee and approved by the subgrantor.

The subgrantee agrees to the terms and conditions stated in the approved subgrant application on file at the office of the subgrantor which are made a part of this contract by reference. The subgrantee agrees to comply with the reimbursement procedures required by the subgrantor and with all special conditions imposed by the subgrantor in approving the award.

The subgrantee agrees to provide the required matching contributions as specified in the approved subgrant application for your [2025 Pedestrian Safety](#).

For the Subgrantor - Bureau of Highway Safety

Federal: [\\$10,000.00](#)

[E016000032 C](#)
[Portland City Of](#)
[109 Middle Street](#)
[Portland, ME, 04101](#)

		<u>Director</u>
Date:	Authorized Signature Lauren V. Stewart	Title
		<u>Chief of Police</u>
Date:	Authorized Signature for Subgrantee Mark Dubois	Title

THIS CONTRACT HAS BEEN APPROVED AS TO FORM BY THE DEPARTMENT OF THE ATTORNEY GENERAL ON MAY 6, 1996.

This contract is valid only if signed by an authorized representative of the applicant and BHS and has been approved by the Maine Division of Purchases.

This subgrant award is conditional upon subsequent legislative or executive action, federal or state, which may result in a budget recision, deferral or revision. Approval may also be contingent upon a current year comprehensive plan approval by NHTSA.



**SUBRECIPIENT
APPLICATION FOR
HIGHWAY SAFETY
NHTSA FEDERAL
FUNDS FFY 2025**

Lauren V. Stewart, Director
Maine Bureau of Highway
Safety 45 Commerce Drive,
Suite 1 164 State House Station
Augusta, ME 04333
Phone: 207-626-3840
www.maine.gov/dps/bhs

1. Grant/Project Title

2025 Pedestrian/Motor Vehicle Traffic Enforcement

**2. Project Budget Period &
Period of Performance**

April 1, 2025 to September 15, 2025

3. Applicant Information

	Applicant Agency	State of Maine Vendor Info
Name	Portland Maine Police Department	Portland, City of
Address Line 1	109 Middle Street	109 Middle Street
Address Line 2		
City, State and Zip Code	Portland, ME 04101	Portland, ME 04101
Federal Employer Number		016000032
Unique Entity ID Number		LZKCFAJXBAC8
State of ME Vendor Number		VC1000073492

4. Legal Authority

	Individual Who Has Legal Authority to Sign this Subrecipient Grant Application
Name	Mark Dubois
Title	Chief of Police
Address Line 1	109 Middle Street
Address Line 2	
City and Zip Code	Portland, ME 04101
Direct Telephone Number	(207) 874-8600
Fax Number	(207) 874-8521
E-mail Address	mdubois@portlandmaine.gov

**5. Project Director and
Finance Officer/Payroll
Representative**

	Project Director (Project Director must be different from Legal Authority)	Finance Officer or Payroll Representative
Name	Ben Noyes	Krystal Gallant
Title	Sergeant	Principal Financial Officer
Address Line 1	109 Middle Street	109 Middle St
Address Line 2		
City and Zip Code	Portland, ME 04101	Portland, ME 04101
Direct Telephone Number	(207) 874-8554	(207) 874-8954
Fax Number	(207) 874-8586	N/A
E-Mail Address	benn@portlandmaine.gov	kgallant@portlandmaine.gov

6. Population of Project Area

68,408

7. Congressional District Served☒ 1st☐ 2nd☐ Both**8. Project Description Summary**

Targeted enforcement (in high pedestrian crash locations) to reduce the number of pedestrian crashes and fatalities in the State of Maine.

9. Budget Summary and Total Federal Award

This section will auto-complete from budget and match worksheets on pages 12 & 14

	Federal	Match	Total
Personal Services	\$ 10,000.00		\$ 10,000.00
Travel	\$ 0.00		\$ 0.00
Equipment (\$10,000 or more in value)	\$ 0.00		\$ 0.00
Consultant	\$ 0.00		\$ 0.00
Other	\$ 0.00	\$ 2,500.00	\$ 2,500.00
Total	\$ 10,000.00	\$ 2,500.00	\$ 12,500.00

10. Seat Belt Policy

Any subrecipient entity receiving a grant must have a written seat belt policy. Does your agency have and enforce a seat belt use policy? You may be asked to provide a copy of this policy

☒ Yes☐ No

11. Department of Public Safety Civil Rights Discrimination

Any subrecipient receiving a grant must meet the requirements of the Department of Public Safety's civil rights discrimination policies. Does your agency meet the Department of Public Safety civil rights discrimination policies' requirements? (www.maine.gov/dps/policy/index.html)

☒ Yes	☐ No
---	-----------------------------

12. Federal Funding Accountability and Transparency Act

Has your agency...

Yes ☐	No ☒	...received 80% or more in annual gross revenues from federal awards in the preceding fiscal year?
Yes ☐	No ☒	...received \$25 million or more in annual gross revenues from federal awards in the preceding fiscal year.
Yes ☐	No ☒	The public <u>does not</u> have access to information about the compensation of the senior executives of the entity. (PLEASE NOTE: The public has access to State and local government agency records (e.g. salary information), as well as information about State and local law enforcement agencies. Therefore, these entities don't meet Requirement #3 and do not have to report requested information)

If "Yes" was answered to all three questions above, fill in the following information for the five most highly compensated officers:

	Name	Total Compensation
Officer 1		
Officer 2		
Officer 3		
Officer 4		
Officer 5		

13. Legal Authority

I, the undersigned, for and on behalf of the named applicant entity, do herewith apply for federal funds under this grant agreement, and agree to comply with all conditions, terms, and certifications and assurances. I certify our compliance with requirements outlined elsewhere in this application.

(This signature must be the same person listed in Section 4.)

Legal Authority Signature:

Date:

Subrecipient Pre-Award Risk Assessment - FINANCIAL (TO BE COMPLETED BY THE SUBRECIPIENT FINANCE OFFICER)

1. Has your agency received an audit in accordance with 2 CFR Part 200 Subpart F?

☒ Yes ☐ No ☐ N/A

Date(s) of previous audit(s) : March 2024

Results of previous audit : Qualified and Unmodified

- Was the same or similar sub award audited last year? ☐ Yes ☒ No ☐ N/A
- Was the audit opinion unmodified? ☒ Yes ☐ No ☐ N/A
 - o Please explain and/or attach documentation for modified opinion.

2. Does your agency receive monitoring directly from a Federal Awarding Agency?

☐ Yes ☒ No ☐ N/A

If yes, which Federal Awarding Agency: N/A

3. Did the Federal Agency determine that there were no financial or compliance issues?

☐ Yes ☐ No ☒ N/A

Please explain the compliance issues as a result of the federal awarding agency's monitoring.

4. Has the accounting system used to track federal grants changed during the previous year?

☐ Yes ☒ No

If yes, please explain changes in your accounting system during the previous year.

5. Was a separate account established to track grant related expenditures?

☒ Yes ☐ No

If no, please explain?

All non-Federal entities that expend \$1,000,000.00 or more of federal awards during the non-federal entity's fiscal year are required to obtain an annual audit in accordance with 2 CFR Part 200.514 Scope of Audit. Grantees are required to **notify the Bureau** when an audit occurs and results in a finding of Federal funds awarded by the Bureau.

Subrecipient Pre-Award Risk Assessment - PROGRAM
(TO BE COMPLETED BY LEGAL AUTHORITY OR PROJECT DIRECTOR)

1. Has your agency previously received federal or state grants similar to this award?
☒ Yes ☐ No

Please explain: We have received traffic enforcement grants for upwards of 25 years.

2. Has your agency had at least 3 years of experience with any federal grants?
☒ Yes ☐ No

If yes, what federal agency?:

DOJ, FEMA

3. Are your grant files stored in a secure location with limited access?

Yes

4. Has your agency's personnel changed during the previous year?
☒ Yes ☐ No

If yes, please explain the changes:

New Principal Financial Officer as of July 2024.

5. Has your agency's organization changed during the previous year?
☐ Yes ☒ No

If yes, please explain changes in your organization:

MeBHS must be notified of any changes during the federal fiscal year

GRANT APPLICATION QUESTIONS

Please respond to each of the questions listed below.

1. PROBLEM IDENTIFICATION

State the problem that you wish to address, in concise terms for each separate traffic safety opportunity you apply for. Include a full description of the nature and extent of the problem including demographics regarding who is impacted by the problem(s) in your community. Address the five W's (who, what, when, where, and why) in your response and then how your project will make an impact.

Please include an analysis of trends in crash fatalities, crash injuries, property damage, and other data pertaining to your problem for the prior three calendar years, if possible. Data analysis should include fatality, injury, enforcement, judicial, geospatial, and sociodemographic and other local data or results of community engagement activities as necessary to describe the problem and relate to achievable and measurable goals.

The City of Portland recently experienced a sudden and alarming uptick in motor vehicle/pedestrian crashes. According to statistics compiled by the Portland PD Traffic Unit, the City experienced a total of 137 accidents involving pedestrians in the 36 month period beginning January 1, 2022. This averages out to just under 47 motor vehicle/pedestrian accidents per year. Of the 137 pedestrian-involved accidents, 8 (5.8%) resulted in a pedestrian fatality. During the first two months of 2025, 15 motor vehicle/pedestrian accidents were reported in the city. Of those 15 accidents, 3 (20%) resulted in a fatality. At this rate, the city is on track to almost double the average number of pedestrian accidents in 2025.

Trend Data - Pedestrian Crashes (data from Maine Public Crash Query Tool)

2022 - 40

2023 - 41

2024 - 53

Approximately 62% of the pedestrian accidents reported since 1/1/2022 occurred during the hours of 1100 and 2000, with over 80% occurring on a weekday (Monday-Friday). Geographically, the accidents have been distributed throughout the city with a higher concentration on main thoroughfares (Brighton Ave, Congress St, Cumberland Ave, and Forest Ave) and their immediate intersecting side streets.

In terms of ambient conditions, more than 80% of the accidents occurred during clear weather and just over 60% occurred during daylight hours. Six of the eight fatalities, however, occurred at night.

Pedestrians and motor vehicle operators shared blame for pedestrian involved accidents. The most common motor vehicle violation was Failure to Yield the Right of Way. Although no pedestrians were issued citation for their actions, some common factors emerged from the most serious accidents: dark clothing, improperly in the roadway, failure to obey traffic signal and jaywalking.

Like many law enforcement agencies, Portland PD is struggling to hire and retain personnel. With declining staffing numbers, officers are often limited to responding to calls for service and are unable to engage in proactive policing to include traffic enforcement. We are seeking grant funding to schedule overtime enforcement details. Officers will focus on pedestrian safety city-wide with emphasis on the corridors mentioned above. Details will be four hours in length and may consist of one or two officers depending upon availability. Single officer details will consist of an officer in a vehicle or motorcycle observing intersections, crosswalks and other location for violations. Citations will be issued to the vehicle operators or pedestrians who commit an infraction. When possible, two officers will work a detail with one in plain clothes observing and reporting violations to a second, uniformed officer who will issue citations as appropriate.

The Portland Police Department PIO will notify the media of our efforts and will continue to post pedestrian safety information on our social media accounts.

2. MEASURABLE GOAL

The project goal must be measurable and attainable

Describe the overall program goal and any objectives you will set to attain the goal. The measurable goal will directly relate to and support your problem identification and should include a "from/to" statement. Example "...from 52 (Prior year crashes) in 2023 (Prior year) to 49 (Goal)...."

The primary goal of this project is to reduce ped/mv related crashes from _____ in _____ to _____ by September 15, 2025.

Please use the box below for any additional information.

The primary goal of this project is to reduce ped/MV related crashes from avg of 7 per month in Jan/Feb to avg of 4/month by September 15th, 2025.

****Law Enforcement HVE Subrecipients Only****

***We will conduct 320 hours of dedicated overtime ped/mv enforcement during the dates, times, and locations identified in our plan to ensure full participation in the enforcement grant period and to ensure we attain the measurable project goal.**

3. ACTIVITIES TO ACCOMPLISH PROJECT GOAL

List the activities you will perform to accomplish your project performance goal. **There must be at least one (1) activity for each goal listed on page #8.**

We will accomplish our project goal by:

Conducting 80 high visibility enforcement details in the City of Portland.

Details will be four hours in length and may consist of one or two officers depending upon availability. Single officer details will consist of an officer in a vehicle or motorcycle observing intersections, crosswalks and other location for violations. Citations will be issued to the vehicle operators or pedestrians who commit an infraction. When possible, two officers will work a detail with one in plain clothes observing and reporting violations to a second, uniformed officer who will issue citations as appropriate.

Issuing citations to pedestrians and motor vehicle operators for observed infractions.

Conducting social media activities to draw attention to pedestrian safety.

4. PROJECT PERIOD EVALUATION

For each program activity identified in Section 3, please explain how you plan to evaluate the success of your project performance.

- a. How you will plan to evaluate or determine the impact your performance had on the problem/project/focus group/demographic group you identified and what changes have resulted from your project?
- b. How do you propose to measure the status of the problem after project activities are completed? Refer to your problem identification as needed.

*You will also include this information on your Final Narrative Summary Progress Report.

We will utilize Maine Crash monitor motor vehicle accident data with particular concern for pedestrian involved accidents. We will also monitor traffic stop and citation data utilizing our CAD system and eCitation.

5. JUSTIFICATION

On the following pages, please provide a budget description for how your agency will use grant funds. For each of the following budget categories, describe any anticipated grant related expenditures in the box below:

- a. **Personal Services.** Allowable salary costs associated with the administration of the grant in compliance with all Uniform Guidance (refer to 2 CFR 200.430 and 200.431)
- b. **Travel.** Anticipated allowable travel costs associated with the administration of the grant. List each item separately and be specific. Refer to the Contract Terms and Conditions “Out-of-State Travel”, for further information on out-of-state travel restrictions. Please contact your Highway Safety Coordinator for more information regarding allowable travel expenses. (State travel SAAM & 2 CFR 200.474)
- c. **Consultants. ALL CONSULTANT CONTRACTS MUST BE COMPETITIVELY BID.** Sole source procurements will be approved only when very specific circumstances exist. Consultant and any applicable contract costs must be identified separately and detailed in the budget description. Consultant costs in excess of \$250.00 per day will require justification and prior approval from the Bureau of Highway Safety.
- d. **Other.**

Please see budget breakdown on page 12.

BUDGET WORKSHEET

(Utilize this worksheet to calculate budget estimates for Budget Summary on page 3)

Description of Estimated Costs for Personal Services (be specific)	
Overtime Rate for Police Officer: \$65.00	
Maine State Retirement 3C Plan: \$8.58	
Medicare 1.45%: .94	
Total Hourly Rate (OT plus eligible Fringe): 74.52	
x four hour details: \$298.08	
x 80 details: \$23,846	
***MeBHS Reduced funding from \$23,846 to \$10,000 to start as this is the	
agencies first HVE Grant since 2020***	
Total Budget for Personal Services:	\$ 10,000.00 (do not enter \$ symbol, it will populate automatically)

Description of Estimated Travel Expenses (be specific)	
Total Budget for Travel Expenses:	(do not enter \$ symbol, it will populate automatically)

Equipment (with prior written authorization) *to be used ONLY for equipment purchases THAT EXCEED \$10,000.00*	
Item	Estimated Cost
1.	(do not enter \$ symbol, it will populate automatically)
2.	(do not enter \$ symbol, it will populate automatically)
Total Budget for Equipment Expenses	\$ 0.00 (do not enter \$ symbol, it will populate automatically)

Description of Estimated Consultant Fees (be specific)	
Total Budget for Consultant Fees:	(do not enter \$ symbol, it will populate automatically)

Other	
Use box on prior page for description of other anticipated grant related expenditures.	
Total Budget for Other Expenses:	(do not enter \$ symbol, it will populate automatically)

FEDERAL EXPENDITURE MATCH

Federal grants administered by the Bureau of Highway Safety are not intended to fully fund an entire project as outlined in this application. Grants are intended to fund 80% of the total project cost. The remaining 20% of the total project cost shall be borne by the subrecipient as a cash or in-kind contribution (match) as determined by the Bureau. In-kind matches are expenses borne by your agency during the grant period outlined in this application, in which those services contributed to activities associated with this grant. All in-kind match sources must comply with all federal regulations and must be supported with documentation to support the costs. In-kind match documentation shall be retained per federal regulation and be available for audit by the Bureau of Highway Safety.

To calculate your total project cost, divide your federal grant award by 0.80, see example below: \$8,000.00 (**federal funds**) divided by .80 = \$10,000.00 (**total project cost**)

To calculate your agency's match requirement, you would then multiply your total project cost by 0.20 (20%):
\$10,000.00 multiplied by .20 = \$2,000.00 (**your match cost**)

The above **example** would be documented in your proposed grant budget on page 2 as follows:

Budget Summary (Use totals from Budget Worksheet and Match Worksheets)

	Federal	Match	Total
Personal Services	\$8,000.00		\$10,000.00
Travel			
Equipment (\$10,000 or more in value)			
Consultant			
Other		\$2,000.00	
Total	\$8,000.00	\$2,000.00	\$10,000.00

MATCH CALCULATION WORKSHEET

(Utilize this worksheet to calculate match estimates in column 2 of the Budget Summary on page 2)

Description of Estimated Match Costs for Personal Services (be specific)
Salary of 1) Principal Financial Officer Krystal Gallant who will provide financial management
of the grant. 10 hours @ \$40.39/hour = \$403.90, 2) Traffic Unit Sgt Ben Noyes
who will schedule details and provide programmatic management of the grant 20 hours
@ 50.71/hour = 1014.20 3) PPD PIO who facilitate media activities related to the grant
5 hours @ \$45.26= \$226.30 4) PPD Planning and Research Coordinator who will handle progra
reporting 10 hours @ \$48.23 = \$482.30 and Straight time for police officers conducting
motor vehicle/pedestrian enforcement during regular shifts 118 hours @ \$32.5 = \$3835
Total Match Contribution for Personal Services: \$ 2,500.00 (do not enter \$ symbol, it will populate automatically)

Description of Estimated Match Travel Expenses (be specific)
Total Match Contribution for Travel Expenses: (do not enter \$ symbol, it will populate automatically)

Description of Estimated Consultant Fees (be specific)
Total Match Contribution for Consultant Fees: (do not enter \$ symbol, it will populate automatically)

Other (be specific)
Total Match Contribution for Other Expenses: (do not enter \$ symbol, it will populate automatically)

CONTRACT TERMS AND CONDITIONS

The following Contract Terms and Conditions pertain to any contract that is made as the result of a subrecipient grant given out by the Bureau of Highway Safety to any agency. The term “subrecipient agency” refers to any agency to which the Bureau of Highway Safety has provided a subrecipient grant. “Bureau” refers to the Bureau of Highway Safety.

1. Property and Equipment (200.313)

- a) **Maintenance and Inventory:** The subrecipient agency shall maintain and inventory all property and equipment purchased under this contract and make that inventory available for periodic inspection by the Bureau.
- b) **Utilization:** The property and equipment purchased under this contract must be utilized by the subrecipient agency for the sole purpose of furthering the traffic safety efforts of the subrecipient agency for the entire useful life of the property or equipment.
- c) **Non-expendable Property:** Non-expendable property is defined as property or equipment having a value of \$10,000.00 or more with a life expectancy of more than one year. Non-expendable property purchased under this contract cannot be sold, traded, or disposed of in any manner without the expressed written permission of the Bureau. Equipment with a value greater than \$4,999.99 cannot be purchased without special permission in writing from the Bureau. The National Highway Traffic Safety Administration (NHTSA) regulations regarding the use, management and disposition of grant-funded equipment specify that the State and its subrecipients manage and dispose of (if necessary) equipment acquired under the Federal highway safety grant program in accordance with all applicable State laws and procedures.

Prohibition on certain telecommunications and video surveillance services or equipment §200.216

- (a) Recipients and subrecipients are prohibited from obligating or expending loan or grant funds to:

- (1) Procure or obtain;

- (2) Extend or renew a contract to procure or obtain; or

- (3) Enter into a contract (or extend or renew a contract) to procure or obtain equipment, services, or systems that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. As described in Public Law 115-232, section 889, covered telecommunications equipment is telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities).

- (i) For the purpose of public safety, security of government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities).

(ii) Telecommunications or video surveillance services provided by such entities or using such equipment.

(iii) Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of the National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.

(b) In implementing the prohibition under Public Law 115-232, section 889, subsection (f), paragraph (1), heads of executive agencies administering loan, grant, or subsidy programs shall prioritize available funding and technical support to assist affected businesses, institutions and organizations as is reasonably necessary for those affected entities to transition from covered communications equipment and services, to procure replacement equipment and services, and to ensure that communications service to users and customers is sustained.

(c) See Public Law 115-232, section 889 for additional information.

(d) See also §200.471.

Additional Equipment Management - §200.313

(d) *Management requirements.* Procedures for managing equipment (including replacement equipment), whether acquired in whole or in part under a Federal award, until disposition takes place will, as a minimum, meet the following requirements:

(1) Property records must be maintained that include a description of the property, a serial number or other identification number, the source of funding for the property (including the FAIN), who holds title, the acquisition date, and cost of the property, percentage of Federal participation in the project costs for the Federal award under which the property was acquired, the location, use and condition of the property, and any ultimate disposition data including the date of disposal and sale price of the property.

(2) A physical inventory of the property must be taken and the results reconciled with the property records at least once every two years.

(3) A control system must be developed to ensure adequate safeguards to prevent loss, damage, or theft of the property. Any loss, damage, or theft must be investigated.

(4) Adequate maintenance procedures must be developed to keep the property in good condition.

(5) If the non-Federal entity is authorized or required to sell the property, proper sales procedures must be established to ensure the highest possible return.

(e) *Disposition.* When original or replacement equipment acquired under a Federal award is no longer needed for the original project or program or for other activities currently or previously supported by a Federal awarding agency, except as otherwise provided in Federal statutes, regulations, or Federal awarding agency disposition instructions, the non-Federal entity must request disposition instructions from the Federal awarding agency if required by the

terms and conditions of the Federal award. Disposition of the equipment will be made as follows, in accordance with Federal awarding agency disposition instructions:

(1) Items of equipment with a current per unit fair market value of \$10,000.00 or less may be retained, sold or otherwise disposed of with no further responsibility to the Federal awarding agency.

(2) Except as provided in §200.312(b), or if the Federal awarding agency fails to provide requested disposition instructions within 120 days, items of equipment with a current per-unit fair market value in excess of \$10,000.00 may be retained by the non-Federal entity or sold. The Federal awarding agency is entitled to an amount calculated by multiplying the current market value or proceeds from sale by the Federal awarding agency's percentage of participation in the cost of the original purchase. If the equipment is sold, the Federal awarding agency may permit the non-Federal entity to deduct and retain from the Federal share \$1,000.00 or ten percent of the proceeds, whichever is less, for its selling and handling expenses.

(3) The non-Federal entity may transfer title to the property to the Federal Government or to an eligible third party provided that, in such cases, the non-Federal entity must be entitled to compensation for its attributable percentage of the current fair market value of the property.

(4) In cases where a non-Federal entity fails to take appropriate disposition actions, the Federal awarding agency may direct the non-Federal entity to take disposition actions.

Domestic preferences for procurements - §200.322

(a) As appropriate and to the extent consistent with law, the non-Federal entity should, to the greatest extent practicable under a Federal award, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). The requirements of this section must be included in all subawards including all contracts and purchase orders for work or products under this award.

(b) For purposes of this section:

(1) "Produced in the United States" means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.

(2) "Manufactured products" means items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.

2. Public Information Campaigns, Promotional Materials, Reports: All public information media, promotional campaigns, public information and educational materials, reports, papers, publications, or other items developed using grant funds must be reviewed and approved by the Bureau **BEFORE** final production and release. This includes, but not limited to brochures, posters, pamphlets, or other media messages. If items are not pre-approved, the Bureau may not reimburse those costs. All promotional items and educational materials produced or purchased using funds from this contract must also be preapproved by the Bureau in the original grant application. Any such items approved must contain this statement: "Funded by a grant from the

Maine Bureau of Highway Safety”.

All video materials intended for general public viewing must be close-captioned.

3. Reimbursement

- a) **General:** Reimbursements, based upon actual and allowable expenditures, may be made upon receipt of an itemized reimbursement request, using Bureau forms, from the subrecipient. The itemized reimbursement request shall be supported by documentation of all actual and allowable expenditures as prescribed by the Bureau. Each reimbursement request will accompany a progress report and will be submitted based on the schedule prescribed by the Bureau.
- b) **Approval:** The Bureau shall approve the itemized reimbursement request prior to reimbursement.
- c) **Back to Back Details:** (FOR LAW ENFORCEMENT subrecipients only) The Bureau will NOT reimburse any officer conducting back-to-back details. Details must have a minimum of 1-hour break in between scheduled details.
- d) **Unapproved Costs:** All rejected or unaccepted costs shall be borne by the subrecipient agency. The subrecipient agrees that in the event the Bureau determines that, due to Federal or State regulations, grant funds must be refunded, the subrecipient agency will reimburse the Bureau a sum of money equal to the amount of Federal and State participation in the rejected costs. Vehicle use and fuel are not reimbursable expenses and may not be added into the overtime rate of an officer.
- e) **Final Reimbursement Claims:** Final reimbursement claims must be received by the Bureau of Highway Safety within 15 days following the close of the approved grant period unless otherwise stated in this application. Project expenditures not claimed by this date are subject to reimbursement denial.
- f) **Expending Funds Under This Grant:** Under no circumstances will reimbursement be made for costs incurred prior to the contract effective date or after the contract end date.
- g) **Reimbursement for Drug Recognition Expert Training** (For Law Enforcement subrecipients only): Reimbursement for DRE travel, meals, transportation, lodging, etc. is dependent on the successful completion of DRE Course.
- h) **Reimbursement for Forensic Phlebotomy Training** (For Law Enforcement subrecipients only): Reimbursement for the Forensic Phlebotomy training course is dependent on successful completion of the course.

4. Project Costs and Match: It is understood and agreed that the work conducted pursuant to this contract shall be done on an actual overtime cost basis by the subrecipient agency. The amount of reimbursement from the Bureau shall not exceed the estimated funds budgeted in the approved contract. The subrecipient agency shall initiate and pursue to completion all actions necessary to enable the subrecipient agency to provide its share of the project costs at or prior to the conclusion of the project.

5. **Program Income:** Program income must be approved by the Bureau in advance. Any income earned during the contract period shall be retained by the subrecipient agency and added to the funds committed to the project by the Bureau and be used to further eligible program objectives. Program income must be accounted for separately for the records made available for audit purposes. Any projects with related program income **must** be pre-approved as such by the Bureau. *Program income* means gross income earned by the non- Federal entity that is directly generated by a supported activity or earned as a result of the Federal award during the period of performance except as provided in §200.307 paragraph (f). (See §200.77 Period of performance.) Program income includes but is not limited to income from fees for services performed, the use or rental of real or personal property acquired under Federal awards, the sale of commodities or items fabricated under a Federal award, license fees and royalties on patents and copyrights, and principal and interest on loans made with Federal award funds. Interest earned on advances of Federal funds is not program income. Except as otherwise provided in Federal statutes, regulations, or the terms and conditions of the Federal award, program income does not include rebates, credits, discounts, and interest earned on any of them. See also §200.407 Prior written approval (prior approval). See also 35 U.S.C. 200-212 “Disposition of Rights in Educational Awards” applies to inventions made under Federal awards.

6. **Project Directors:** The Project Director, as specified on the signature page of the Application for Highway Safety Funds, must be an employee of the subrecipient agency or the subrecipient agency’s governing body. Any exception to this provision must have the expressed written approval of the Bureau.

7. Required Reporting:

- a) **Community Engagement Reporting:** Complete and provide the community Engagement reporting questions.
- b) **Reimbursement Request:** The Bureau must receive a completed reimbursement request with a signature from the “Legal Authority” noted on the application.
- c) **Financial Report:** Complete and provide the Bureau with an original signature from the Finance Director noted on the grant.
- d) **Law Enforcement Crash Reduction Overtime Patrol (CROP) Reports:** These reports are to be signed by the officer conducting the CROP and must be accurately reflected in the Financial Summary Report. Citation numbers from all citations must be listed on the CROP Report. Copies of these citations must be provided at request of the Bureaus and must be available for review during any on-site visit. **CROP Reports dates, times, and locations must match the subrecipient’s problem identification. Overtime enforcement patrols cannot be scheduled for longer than 4 hours, excepts: Impaired driving enforcement overtime patrols may be scheduled up to 6 hours.**
- e) **Progress Reports:** Unless otherwise directed, the subrecipient agency must submit Progress Reports at the time of reimbursement request to the Bureau, on forms provided by the Bureau, which reflect the status of project implementation and attainment of stated goals. **A narrative for each progress report must be completed.**
- f) **Final Progress Report:** A Final Progress Report, summarizing and evaluating the entire grant project period, must be submitted to the Bureau with the final reimbursement request. Unless otherwise noted, the forms provided by the Bureau, must

be utilized for the Final Progress Report. If the subrecipient agency fails to submit a Final Progress Report or submits an incomplete Final Progress Report, the subrecipient agency will be subject to having reimbursement requests withheld. Once a Final Progress Report that substantiates adequate progress is received, reimbursement requests may be processed.

8. Travel and Transportation Costs - §200.474

The Bureau will follow the State Administrative and Accounting Manual for approving travel for individuals in an Agency as part of an approved subrecipient grant award. The State travel policy can be found within www.maine.gov. The Bureau will also follow the Uniform Guidance §200.474 for travel and transportation costs:

- a) *General.* Travel costs are the expenses for transportation, lodging, subsistence, and related items incurred by employees who are in travel status on official business of the non-Federal entity. Such costs may be charged on an actual cost basis, on a per diem or mileage basis in lieu of actual costs incurred, or on a combination of the two, provided the method used is applied to an entire trip and not to selected days of the trip, and results in charges consistent with those normally allowed in like circumstances in the non-Federal entity's, non-federally-funded activities, and in accordance with non-Federal entity's written travel reimbursement policies. Notwithstanding the provisions of §200.444, General costs of government, travel costs of officials covered by that section are allowable with the prior written approval of the Federal awarding agency or pass-through entity when they are specifically related to the Federal award.
- b) *Lodging and subsistence.* Costs incurred by employees and officers for travel, including costs of lodging, other subsistence, and incidental expenses, must be considered reasonable and otherwise allowable only to the extent such costs do not exceed charges normally allowed by the non-Federal entity in its regular operations as the result of the non-Federal entity's written travel policy. In addition, if these costs are charged directly to the Federal award, supporting documentation must justify that:
 - i. Participation of the individual is necessary to the Federal award; and
 - ii. The costs are reasonable and consistent with non-Federal entity's established travel policy.
- c) *Temporary dependent care costs* (as dependent is defined in 26 U.S.C. 152) above and beyond regular dependent care that directly results from travel to conferences is allowable provided that:
 - i. The costs are a direct result of the individual's travel for the Federal award;
 - ii. The costs are consistent with the non-Federal entity's documented travel policy for all entity travel; and
 - iii. Are only temporary during the travel period.
 - iv. Travel costs for dependents are unallowable, except for travel of duration of six months or more with prior approval of the Federal

awarding agency. See also § 200.432 Conferences.

- d) In the absence of an acceptable, written non-Federal entity policy regarding travel costs, the rates and amounts established under 5 U.S.C. 5701-11, (“Travel and Subsistence Expenses; Mileage Allowances”), or by the Administrator of General Services, or by the President (or his or her designee) pursuant to any provisions of such subchapter must apply to travel under Federal awards (48 CFR 31.205-46(a)).
- e) *Commercial air travel.*
 - i. Airfare costs in excess of the basic least expensive unrestricted accommodations class offered by commercial airlines are unallowable except when such accommodations would:
 - a. Require circuitous routing;
 - b. Require travel during unreasonable hours;
 - c. Excessively prolong travel;
 - d. Result in additional costs that would offset the transportation savings; or
 - e. Offer accommodations not reasonably adequate for the traveler's medical needs. The non-Federal entity must justify and document these conditions on a case-by-case basis in order for the use of first-class or business-class airfare to be allowable in such cases.
 - f. Unless a pattern of avoidance is detected, the Federal Government will generally not question a non-Federal entity's determinations that customary standard airfare or other discount airfare is unavailable for specific trips if the non-Federal entity can demonstrate that such airfare was not available in the specific case.
- f) *Air travel by other than commercial carrier.* Costs of travel by non-Federal entity-owned, leased, or chartered aircraft include the cost of lease, charter, operation (including personnel costs), maintenance, depreciation, insurance, and other related costs. The portion of such costs that exceeds the cost of airfare as provided for in paragraph (d) of this section, is unallowable.

9. Indirect Cost Rate - §200.332 (a) (4)

(4)(i) An approved federally recognized indirect cost rate negotiated between the subrecipient and the Federal Government. If no approved rate exists, the pass-through entity must determine the appropriate rate in collaboration with the subrecipient, which is either:

(A) The negotiated indirect cost rate between the pass-through entity and the subrecipient; which can be based on a prior negotiated rate between a different PTE and the same subrecipient. If basing the rate on a previously negotiated rate, the pass-through entity is not required to collect information justifying this rate, but may elect to do so;

(B) The de minimis indirect cost rate.

(ii) The pass-through entity must not require use of a de minimis indirect cost rate if the subrecipient has a Federally approved rate. Subrecipients can elect to use the cost allocation method to account for indirect costs in accordance with §200.405(d).

§200.414 (f)

(f) In addition to the procedures outlined in the appendices in paragraph (e) of this section, any non-Federal entity that does not have a current negotiated (including provisional) rate, except for those non-Federal entities described in appendix VII to this part, paragraph D.1.b, may elect to charge a de minimis rate of 15% of modified total direct costs (MTDC) which may be used indefinitely. No documentation is required to justify the 15% de minimis indirect cost rate. As described in §200.403, costs must be consistently charged as either indirect or direct costs, but may not be double charged or inconsistently charged as both. If chosen, this methodology once elected must be used consistently for all Federal awards until such time as a non-Federal entity chooses to negotiate for a rate, which the non-Federal entity may apply to do at any time.

10. Performance:

NOTE FOR LAW ENFORCEMENT SUB-RECIPIENTS ONLY: The Bureau will not reimburse an agency for any traffic enforcement details with zero contacts and/or when an officer conducts activities unrelated to the grant.

All grants provided by the Bureau are performance-based and, as such, require that continual progress be made toward the reduction of the number and severity of traffic crashes. Any subrecipient agency, whose performance is deemed unsatisfactory by the Bureau, shall be subject to the sanctions as provided for in this contract. Additionally, unsatisfactory performance shall be cause for the Bureau to reduce or deny future funding.

During the performance of this contract/funding agreement, the contractor/funding recipient agrees:

- a) To comply with all Federal nondiscrimination laws and regulations, as may be amended from time to time;
- b) Not to participate directly or indirectly in the discrimination prohibited by any Federal non-discrimination law or regulation, as set forth in appendix B of 49 CFR part 21 and herein;
- c) To permit access to its books, recodes, accounts, other sources of information, and its facilities as required by the State highway safety office, US DOT or NHTSA;
- d) That, in event a contractor/funding recipient fails to comply with any nondiscrimination provisions in this contract/funding agreement, the State highway safety agency will have the right to impose such contract/agreement sanctions as it or NHTSA determine are appropriate, including but not limited to withholding payments to the contractor/funding recipient under the contract/agreement until the contract/funding recipient complies; and/or cancelling, terminating, or suspending a contract or funding agreement, in whole or in part; and

- e) To insert this clause, including paragraphs a through e, in every subcontract and sub-agreement and in every solicitation for a subcontract or sub-agreement receiving Federal funds under this program.

11. Records Access and Retention: The subrecipient agency shall provide all information and reports required by the regulations or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Bureau, the State, or NHTSA, as appropriate, to be pertinent to ascertain compliance with such regulations, orders and instructions. Furthermore, the Subrecipient agency shall maintain such materials during the contract period, and for three (3) years from the date of final payment from the Bureau, for such inspection and audit. Where any information required of the Subrecipient agency is in the exclusive possession of another who fails or refuses to furnish this information, The Subrecipient agency shall so certify to the Bureau, State, or NHTSA, as appropriate, and shall set forth what efforts it has made to obtain the information.

12. Sanctions for Non-Compliance: The applicant subrecipient agency agrees that if it fails or refuses to comply with any provisions and assurance in this contract, the Bureau may take any or all of the following actions:

- a. Cancel, terminate, or suspend this contract in whole or in part;
- b. Withhold reimbursement to the Subrecipient agency until satisfactory compliance has been attained by the Subrecipient agency;
- c. Refrain from extending any further funding to the Subrecipient agency under this contract with respect to which the failure or refusal occurred until satisfactory assurance of future compliance has been received from the Subrecipient agency;
- d. Refer the case to the United States Department of Justice for appropriate legal proceedings.

13. Cancellation, Termination, or Suspension of Contract

- a. **By the Bureau:** For noncompliance with any of the said rules, regulations, orders or conditions, this contract may be canceled, terminated, or suspended in whole or in part by the Bureau; by giving the Subrecipient agency thirty (30) days advanced written notice. The Bureau, before issuing notice of cancellation, termination, or suspension of this contract, may allow the Subrecipient agency a reasonable opportunity to correct for noncompliance.
- b. **By the Subrecipient agency:** The subrecipient agency may terminate this contract by providing thirty (30) days advanced written notice to the Bureau.

Termination - §200.340

- (a) The Federal award may be terminated in whole or in part as follows:

(1) By the Federal awarding agency or pass-through entity, if a non-Federal entity fails to comply with the terms and conditions of a Federal award;

(2) By the Federal awarding agency or pass-through entity, to the greatest extent authorized by law, if an award no longer effectuates the program goals or agency priorities;

(3) By the Federal awarding agency or pass-through entity with the consent of the non-Federal entity, in which case the two parties must agree upon the termination conditions, including the effective date and, in the case of partial termination, the portion to be terminated;

(4) By the non-Federal entity upon sending to the Federal awarding agency or pass-through entity written notification setting forth the reasons for such termination, the effective date, and, in the case of partial termination, the portion to be terminated. However, if the Federal awarding agency or pass-through entity determines in the case of partial termination that the reduced or modified portion of the Federal award or subaward will not accomplish the purposes for which the Federal award was made, the Federal awarding agency or pass-through entity may terminate the Federal award in its entirety; or

(5) By the Federal awarding agency or pass-through entity pursuant to termination provisions included in the Federal award.

(b) A Federal awarding agency should clearly and unambiguously specify termination provisions applicable to each Federal award, in applicable regulations or in the award, consistent with this section.

(c) When a Federal awarding agency terminates a Federal award prior to the end of the period of performance due to the non-Federal entity's material failure to comply with the Federal award terms and conditions, the Federal awarding agency must report the termination to the OMB-designated integrity and performance system accessible through SAM (currently FAPIIS).

(1) The information required under paragraph (c) of this section is not to be reported to designated integrity and performance system until the non-Federal entity either—

(i) Has exhausted its opportunities to object or challenge the decision, see §200.342; or

(ii) Has not, within 30 calendar days after being notified of the termination, informed the Federal awarding agency that it intends to appeal the Federal awarding agency's decision to terminate.

(2) If a Federal awarding agency, after entering information into the designated integrity and performance system about a termination, subsequently:

(i) Learns that any of that information is erroneous, the Federal awarding agency must correct the information in the system within three business days;

(ii) Obtains an update to that information that could be helpful to other Federal awarding agencies, the Federal awarding agency is strongly encouraged to amend the information in the system to incorporate the update in a timely way.

(3) Federal awarding agencies must not post any information that will be made publicly available in the non-public segment of designated integrity and performance system that is covered by a disclosure exemption under the Freedom of Information Act. If the non-Federal

entity asserts within seven calendar days to the Federal awarding agency who posted the information, that some of the information made publicly available is covered by a disclosure exemption under the Freedom of Information Act, the Federal awarding agency who posted the information must remove the posting within seven calendar days of receiving the assertion. Prior to reposting the releasable information, the Federal agency must resolve the issue in accordance with the agency's Freedom of Information Act procedures.

(d) When a Federal award is terminated or partially terminated, both the Federal awarding agency or pass-through entity and the non-Federal entity remain responsible for compliance with the requirements in §§200.344 and 200.345.

14. Completion Date: Unless otherwise authorized in writing by the Bureau, the Subrecipient agency shall commence, carry on, and complete the project as described in the approved Highway Safety Grant Award or Contract by September 30th of the Federal fiscal year for which the project was approved. **The subrecipient agency cannot incur costs after September 30th of the Federal fiscal year for which the project was approved, By federal statute, the Bureau cannot and will not reimburse the Subrecipient agency for costs incurred on or after October 1, of the following Federal fiscal year.**

15. Audit: All non-Federal entities that expend \$1,000,000.00 or more of federal awards during the non-federal entity's fiscal year are required to obtain an annual audit in accordance with 2 CFR Part 200.514 Scope of Audit except when it elects to have a program specific audit conducted in accordance with 200.507. Entities expending less than \$1,000,000 in a year are exempt from Federal audit requirements except as noted in 200.503, but must make records available for review or audit by Federal agencies or pass-through entities (non-Federal entities from whom they receive Federal funds), if requested. Grantees are required to **notify the Bureau** when an audit occurs and results in a finding of Federal funds awarded by the Bureau.

16. Civil Rights Discrimination: Grantees must adopt a policy and train staff indicating the subrecipient's commitment to assure nondiscrimination in its delivery of services or employment practices to the effect that no person shall on the grounds of race, color, national origin, sex, age, disability be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination or retaliation under any federally or non-federally funded program or activity administered by the subrecipient and/or its contractors. Grantees must inform clients, potential clients, employees and applicants on how to file complaints with both DPS and the subrecipient itself. Posting signs in their facilities or website stating that individuals who feel they have been discriminated against by the grantee may file a complaint with DPS is a good way to get this information out to the public. Also, grantees can provide a link on their website to the BHS website.

Please visit the Department of Public Safety website at www.maine.gov/dps to review the Department of Public Safety civil rights discrimination policies.

Appendix A to Part 1300—Certifications and Assurances for Highway Safety Grants

[Each fiscal year, the Governor's Representative for Highway Safety must sign these Certifications and Assurances affirming that the State complies with all requirements, including applicable Federal statutes and regulations, that are in effect during the grant period. Requirements that also apply to subrecipients are noted under the applicable caption.]

State: Maine

Fiscal Year: 2025

By submitting an application for Federal grant funds under 23 U.S.C. Chapter 4 or Section 1906, Public Law 109-59, as amended by Section 25024, Public Law 117-58, the State Highway Safety Office acknowledges and agrees to the following conditions and requirements. In my capacity as the Governor's Representative for Highway Safety, I hereby provide the following Certifications and Assurances:

GENERAL REQUIREMENTS

The State will comply with applicable statutes and regulations, including but not limited to:

- 23 U.S.C. Chapter 4—Highway Safety Act of 1966, as amended;
- Sec. 1906, [Public Law 109-59](#), as amended by Sec. 25024, [Public Law 117-58](#);
- [23 CFR part 1300](#)—Uniform Procedures for State Highway Safety Grant Programs;
- [2 CFR part 200](#)—Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards;
- [2 CFR part 1201](#)—Department of Transportation, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

INTERGOVERNMENTAL REVIEW OF FEDERAL PROGRAMS

The State has submitted appropriate documentation for review to the single point of contact designated by the Governor to review Federal programs, as required by Executive Order 12372 (Intergovernmental Review of Federal Programs).

FEDERAL FUNDING ACCOUNTABILITY AND TRANSPARENCY ACT (FFATA)

The State will comply with FFATA guidance, *OMB Guidance on FFATA Subaward and Executive Compensation Reporting*, August 27, 2010, (https://www.fsrs.gov/documents/OMB_Guidance_on_FFATA_Subaward_and_Executive_Compensation_Reporting_08272010.pdf) by reporting to FSRS.gov for each sub-grant awarded:

- Name of the entity receiving the award;
- Amount of the award;

- Information on the award including transaction type, funding agency, the North American Industry Classification System code or Catalog of Federal Domestic Assistance number (where applicable), program source;
- Location of the entity receiving the award and the primary location of performance under the award, including the city, State, congressional district, and country; and an award title descriptive of the purpose of each funding action;
 - Unique entity identifier (generated by **SAM.gov**);
- The names and total compensation of the five most highly compensated officers of the entity if:
 - (i) the entity in the preceding fiscal year received—
 - (I) 80 percent or more of its annual gross revenues in Federal awards;
 - (II) \$25,000,000 or more in annual gross revenues from Federal awards; and
 - (ii) the public does not have access to information about the compensation of the senior executives of the entity through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 ([15 U.S.C. 78m\(a\)](#), [78o\(d\)](#)) or section 6104 of the Internal Revenue Code of 1986;
- Other relevant information specified by OMB guidance.

NONDISCRIMINATION

(applies to subrecipients as well as States)

The State highway safety agency [and its subrecipients] will comply with all Federal statutes and implementing regulations relating to nondiscrimination (“Federal Nondiscrimination Authorities”). These include but are not limited to:

- *Title VI of the Civil Rights Act of 1964* ([42 U.S.C. 2000d](#) *et seq.*, 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin);
- [49 CFR part 21](#) (entitled *Non-discrimination in Federally-Assisted Programs of the Department of Transportation—Effectuation of Title VI of the Civil Rights Act of 1964*);
- [28 CFR 50.3](#) (U.S. Department of Justice Guidelines for Enforcement of Title VI of the Civil Rights Act of 1964);
- *The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970*, ([42 U.S.C. 4601](#)), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- *Federal-Aid Highway Act of 1973*, ([23 U.S.C. 324 et seq.](#)), and *Title IX of the Education Amendments of 1972*, as amended ([20 U.S.C. 1681-1683](#) and [1685-1686](#)) (prohibit discrimination on the basis of sex);
- *Section 504 of the Rehabilitation Act of 1973*, ([29 U.S.C. 794 et seq.](#)), as amended, (prohibits discrimination on the basis of disability) and [49 CFR part 27](#);
- *The Age Discrimination Act of 1975*, as amended, ([42 U.S.C. 6101 et seq.](#)), (prohibits discrimination on the basis of age);
- *The Civil Rights Restoration Act of 1987*, (Pub. L. 100-209), (broadens scope, coverage, and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms “programs or activities” to include all of the programs or activities of the

Federal aid recipients, subrecipients and contractors, whether such programs or activities are Federally-funded or not);

- *Titles II and III of the Americans with Disabilities Act* ([42 U.S.C. 12131-12189](#)) (prohibits discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing) and [49 CFR parts 37 and 38](#);
- [Executive Order 12898](#), *Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations* (preventing discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations);
- [Executive Order 13166](#), *Improving Access to Services for Persons with Limited English Proficiency* (requiring that recipients of Federal financial assistance provide meaningful access for applicants and beneficiaries who have limited English proficiency (LEP));
- [Executive Order 13985](#), *Advancing Racial Equity and Support for Underserved Communities through the Federal Government* (advancing equity across the Federal Government); and
- [Executive Order 13988](#), *Preventing and Combating Discrimination on the Basis of Gender Identity or Sexual Orientation* (clarifying that sex discrimination includes discrimination on the grounds of gender identity or sexual orientation).

The preceding statutory and regulatory cites hereinafter are referred to as the “Acts” and “Regulations,” respectively.

GENERAL ASSURANCES

In accordance with the Acts, the Regulations, and other pertinent directives, circulars, policy, memoranda, and/or guidance, the Recipient hereby gives assurance that it will promptly take any measures necessary to ensure that:

“No person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity, for which the Recipient receives Federal financial assistance from DOT, including NHTSA.”

The Civil Rights Restoration Act of 1987 clarified the original intent of Congress, with respect to Title VI of the Civil Rights Act of 1964 and other non-discrimination requirements (the Age Discrimination Act of 1975, and Section 504 of the Rehabilitation Act of 1973), by restoring the broad, institutional-wide scope and coverage of these nondiscrimination statutes and requirements to include all programs and activities of the Recipient, so long as any portion of the program is Federally assisted.

SPECIFIC ASSURANCES

More specifically, and without limiting the above general Assurance, the Recipient agrees with and gives the following Assurances with respect to its Federally assisted Highway Safety Grant Program:

1. The Recipient agrees that each “activity,” “facility,” or “program,” as defined in § 21.23(b) and (c) of [49 CFR part 21](#) will be (with regard to an “activity”) facilitated, or will be (with regard to a “facility”) operated, or will be (with regard to a “program”) conducted in compliance with all requirements imposed by, or pursuant to the Acts and the Regulations.
2. The Recipient will insert the following notification in all solicitations for bids, Requests For Proposals for work, or material subject to the Acts and the Regulations made in connection with all Highway Safety Grant Programs and, in adapted form, in all proposals for negotiated agreements regardless of funding source:
“The [name of Recipient], in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.”
3. The Recipient will insert the clauses of appendix A and E of this Assurance (also referred to as DOT Order 1050.2A) ¹ in every contract or agreement subject to the Acts and the Regulations.
4. The Recipient will insert the clauses of appendix B of DOT Order 1050.2A, as a covenant running with the land, in any deed from the United States effecting or recording a transfer of real property, structures, use, or improvements thereon or interest therein to a Recipient.
5. That where the Recipient receives Federal financial assistance to construct a facility, or part of a facility, the Assurance will extend to the entire facility and facilities operated in connection therewith.
6. That where the Recipient receives Federal financial assistance in the form of, or for the acquisition of, real property or an interest in real property, the Assurance will extend to rights to space on, over, or under such property.
7. That the Recipient will include the clauses set forth in appendix C and appendix D of this DOT Order 1050.2A, as a covenant running with the land, in any future deeds, leases, licenses, permits, or similar instruments entered into by the Recipient with other parties:
 - a. for the subsequent transfer of real property acquired or improved under the applicable activity, project, or program; and
 - b. for the construction or use of, or access to, space on, over, or under real property acquired or improved under the applicable activity, project, or program.
8. That this Assurance obligates the Recipient for the period during which Federal financial assistance is extended to the program, except where the Federal financial assistance is to provide, or is in the form of, personal property, or real property, or interest therein, or

structures or improvements thereon, in which case the Assurance obligates the Recipient, or any transferee for the longer of the following periods:

- a. the period during which the property is used for a purpose for which the Federal financial assistance is extended, or for another purpose involving the provision of similar services or benefits; or
 - b. the period during which the Recipient retains ownership or possession of the property.
9. The Recipient will provide for such methods of administration for the program as are found by the Secretary of Transportation or the official to whom he/she delegates specific authority to give reasonable guarantee that it, other recipients, sub-recipients, sub-grantees, contractors, subcontractors, consultants, transferees, successors in interest, and other participants of Federal financial assistance under such program will comply with all requirements imposed or pursuant to the Acts, the Regulations, and this Assurance.
10. The Recipient agrees that the United States has a right to seek judicial enforcement with regard to any matter arising under the Acts, the Regulations, and this Assurance.

By signing this ASSURANCE, the State highway safety agency also agrees to comply (and require any sub-recipients, sub-grantees, contractors, successors, transferees, and/or assignees to comply) with all applicable provisions governing NHTSA's access to records, accounts, documents, information, facilities, and staff. You also recognize that you must comply with any program or compliance reviews, and/or complaint investigations conducted by NHTSA. You must keep records, reports, and submit the material for review upon request to NHTSA, or its designee in a timely, complete, and accurate way. Additionally, you must comply with all other reporting, data collection, and evaluation requirements, as prescribed by law or detailed in program guidance.

The State highway safety agency gives this ASSURANCE in consideration of and for obtaining any Federal grants, loans, contracts, agreements, property, and/or discounts, or other Federal-aid and Federal financial assistance extended after the date hereof to the recipients by the U.S. Department of Transportation under the Highway Safety Grant Program. This ASSURANCE is binding on the State highway safety agency, other recipients, sub-recipients, sub-grantees, contractors, subcontractors and their subcontractors', transferees, successors in interest, and any other participants in the Highway Safety Grant Program. The person(s) signing below is/are authorized to sign this ASSURANCE on behalf of the Recipient.

THE DRUG-FREE WORKPLACE ACT OF 1988 (41 U.S.C. 8103)

The State will provide a drug-free workplace by:

- a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the grantee's workplace, and specifying the actions that will be taken against employees for violation of such prohibition;
- b. Establishing a drug-free awareness program to inform employees about:
 1. The dangers of drug abuse in the workplace;
 2. The grantee's policy of maintaining a drug-free workplace;

3. Any available drug counseling, rehabilitation, and employee assistance programs;
4. The penalties that may be imposed upon employees for drug violations occurring in the workplace;
5. Making it a requirement that each employee engaged in the performance of the grant be given a copy of the statement required by paragraph (a);
- c. Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will—
 1. Abide by the terms of the statement;
 2. Notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five days after such conviction;
- d. Notifying the agency within ten days after receiving notice under subparagraph (c)(2) from an employee or otherwise receiving actual notice of such conviction;
- e. Taking one of the following actions, within 30 days of receiving notice under subparagraph (c)(2), with respect to any employee who is so convicted—
 1. Taking appropriate personnel action against such an employee, up to and including termination;
 2. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
- f. Making a good faith effort to continue to maintain a drug-free workplace through implementation of all of the paragraphs above.

POLITICAL ACTIVITY (HATCH ACT)
(applies to subrecipients as well as States)

The State will comply with provisions of the Hatch Act ([5 U.S.C. 1501-1508](#)), which limits the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

CERTIFICATION REGARDING FEDERAL LOBBYING
(applies to subrecipients as well as States)

CERTIFICATION FOR CONTRACTS, GRANTS, LOANS, AND COOPERATIVE AGREEMENTS

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a

Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions;

3. The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, subgrants, and contracts under grant, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

RESTRICTION ON STATE LOBBYING **(applies to subrecipients as well as States)**

None of the funds under this program will be used for any activity specifically designed to urge or influence a State or local legislator to favor or oppose the adoption of any specific legislative proposal pending before any State or local legislative body. Such activities include both direct and indirect (*e.g.*, "grassroots") lobbying activities, with one exception. This does not preclude a State official whose salary is supported with NHTSA funds from engaging in direct communications with State or local legislative officials, in accordance with customary State practice, even if such communications urge legislative officials to favor or oppose the adoption of a specific pending legislative proposal.

CERTIFICATION REGARDING DEBARMENT AND SUSPENSION **(applies to subrecipients as well as States)**

INSTRUCTIONS FOR PRIMARY TIER PARTICIPANT CERTIFICATION (STATES)

1. By signing and submitting this proposal, the prospective primary tier participant is providing the certification set out below and agrees to comply with the requirements of [2 CFR parts 180](#) and [1200](#).
2. The inability of a person to provide the certification required below will not necessarily result in denial of participation in this covered transaction. The prospective primary tier participant shall submit an explanation of why it cannot provide the certification set out below. The certification or explanation will be considered in connection with the department or agency's determination whether to enter into this transaction. However, failure of the prospective primary tier participant to furnish a certification or an explanation shall disqualify such person from participation in this transaction.
3. The certification in this clause is a material representation of fact upon which reliance was placed when the department or agency determined to enter into this transaction. If it is later determined that the prospective primary tier participant knowingly rendered an

erroneous certification, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default or may pursue suspension or debarment.

4. The prospective primary tier participant shall provide immediate written notice to the department or agency to which this proposal is submitted if at any time the prospective primary tier participant learns its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
5. The terms **covered transaction, civil judgment, debarment, suspension, ineligible, participant, person, principal, and voluntarily excluded**, as used in this clause, are defined in [2 CFR parts 180](#) and [1200](#). You may contact the department or agency to which this proposal is being submitted for assistance in obtaining a copy of those regulations.
6. The prospective primary tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is proposed for debarment under [48 CFR part 9, subpart 9.4](#), debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency entering into this transaction.
7. The prospective primary tier participant further agrees by submitting this proposal that it will include the clause titled “Instructions for Lower Tier Participant Certification” including the “Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion—Lower Tier Covered Transaction,” provided by the department or agency entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions and will require lower tier participants to comply with [2 CFR parts 180](#) and [1200](#).
8. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not proposed for debarment under [48 CFR part 9, subpart 9.4](#), debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. To verify the eligibility of its principals, as well as the eligibility of any prospective lower tier participants, each participant may, but is not required to, check the System for Award Management Exclusions website (<https://www.sam.gov/>).
9. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
10. Except for transactions authorized under paragraph 6 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is proposed for debarment under [48 CFR part 9, subpart 9.4](#), suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency may terminate the transaction for cause or default.

CERTIFICATION REGARDING DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS—PRIMARY TIER COVERED TRANSACTIONS

1. The prospective primary tier participant certifies to the best of its knowledge and belief, that it and its principals:
 - a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in covered transactions by any Federal department or agency;
 - b. Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
 - c. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and
 - d. Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State, or local) terminated for cause or default.
2. Where the prospective primary tier participant is unable to certify to any of the Statements in this certification, such prospective participant shall attach an explanation to this proposal.

INSTRUCTIONS FOR LOWER TIER PARTICIPANT CERTIFICATION

1. By signing and submitting this proposal, the prospective lower tier participant is providing the certification set out below and agrees to comply with the requirements of [2 CFR parts 180 and 1200](#).
2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension or debarment.
3. The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
4. The terms **covered transaction, civil judgment, debarment, suspension, ineligible, participant, person, principal, and voluntarily excluded**, as used in this clause, are defined in [2 CFR parts 180 and 1200](#). You may contact the person to whom this proposal is submitted for assistance in obtaining a copy of those regulations.

5. The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is proposed for debarment under [48 CFR part 9, subpart 9.4](#), debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.
6. The prospective lower tier participant further agrees by submitting this proposal that it will include the clause titled “Instructions for Lower Tier Participant Certification” including the “Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion—Lower Tier Covered Transaction,” without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions and will require lower tier participants to comply with [2 CFR parts 180](#) and [1200](#).
7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not proposed for debarment under [48 CFR part 9, subpart 9.4](#), debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. To verify the eligibility of its principals, as well as the eligibility of any prospective lower tier participants, each participant may, but is not required to, check the System for Award Management Exclusions website (<https://www.sam.gov/>).
8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
9. Except for transactions authorized under paragraph 5 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is proposed for debarment under [48 CFR part 9, subpart 9.4](#), suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension or debarment.

CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION—LOWER TIER COVERED TRANSACTIONS

1. The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in covered transactions by any Federal department or agency.
2. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

BUY AMERICA

(applies to subrecipients as well as States)

The State and each subrecipient will comply with the Buy America requirement ([23 U.S.C. 313](#)) when purchasing items using Federal funds. Buy America requires a State, or subrecipient, to purchase with Federal funds only steel, iron and manufactured products produced in the United States, unless the Secretary of Transportation determines that such domestically produced items would be inconsistent with the public interest, that such materials are not reasonably available and of a satisfactory quality, or that inclusion of domestic materials will increase the cost of the overall project contract by more than 25 percent. In order to use Federal funds to purchase foreign produced items, the State must submit a waiver request that provides an adequate basis and justification for approval by the Secretary of Transportation.

CERTIFICATION ON CONFLICT OF INTEREST

(applies to subrecipients as well as States)

GENERAL REQUIREMENTS

No employee, officer, or agent of a State or its subrecipient who is authorized in an official capacity to negotiate, make, accept, or approve, or to take part in negotiating, making, accepting, or approving any subaward, including contracts or subcontracts, in connection with this grant shall have, directly or indirectly, any financial or personal interest in any such subaward. Such a financial or personal interest would arise when the employee, officer, or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of the parties indicated herein, has a financial or personal interest in or a tangible personal benefit from an entity considered for a subaward. Based on this policy:

1. The recipient shall maintain a written code or standards of conduct that provide for disciplinary actions to be applied for violations of such standards by officers, employees, or agents.
 - a. The code or standards shall provide that the recipient's officers, employees, or agents may neither solicit nor accept gratuities, favors, or anything of monetary value from present or potential subawardees, including contractors or parties to subcontracts.
 - b. The code or standards shall establish penalties, sanctions, or other disciplinary actions for violations, as permitted by State or local law or regulations.
2. The recipient shall maintain responsibility to enforce the requirements of the written code or standards of conduct.

DISCLOSURE REQUIREMENTS

No State or its subrecipient, including its officers, employees, or agents, shall perform or continue to perform under a grant or cooperative agreement, whose objectivity may be impaired because of any related past, present, or currently planned interest, financial or otherwise, in

organizations regulated by NHTSA or in organizations whose interests may be substantially affected by NHTSA activities. Based on this policy:

1. The recipient shall disclose any conflict of interest identified as soon as reasonably possible, making an immediate and full disclosure in writing to NHTSA. The disclosure shall include a description of the action which the recipient has taken or proposes to take to avoid or mitigate such conflict.
2. NHTSA will review the disclosure and may require additional relevant information from the recipient. If a conflict of interest is found to exist, NHTSA may (a) terminate the award, or (b) determine that it is otherwise in the best interest of NHTSA to continue the award and include appropriate provisions to mitigate or avoid such conflict.
3. Conflicts of interest that require disclosure include all past, present, or currently planned organizational, financial, contractual, or other interest(s) with an organization regulated by NHTSA or with an organization whose interests may be substantially affected by NHTSA activities, and which are related to this award. The interest(s) that require disclosure include those of any recipient, affiliate, proposed consultant, proposed subcontractor, and key personnel of any of the above. Past interest shall be limited to within one year of the date of award. Key personnel shall include any person owning more than a 20 percent interest in a recipient, and the officers, employees or agents of a recipient who are responsible for making a decision or taking an action under an award where the decision or action can have an economic or other impact on the interests of a regulated or affected organization.

PROHIBITION ON USING GRANT FUNDS TO CHECK FOR HELMET USAGE **(applies to subrecipients as well as States)**

The State and each subrecipient will not use 23 U.S.C. Chapter 4 grant funds for programs to check helmet usage or to create checkpoints that specifically target motorcyclists.

POLICY ON SEAT BELT USE

In accordance with [Executive Order 13043](#), Increasing Seat Belt Use in the United States, dated April 16, 1997, the Grantee is encouraged to adopt and enforce on-the-job seat belt use policies and programs for its employees when operating company-owned, rented, or personally-owned vehicles. The National Highway Traffic Safety Administration (NHTSA) is responsible for providing leadership and guidance in support of this Presidential initiative. For information and resources on traffic safety programs and policies for employers, please contact the Network of Employers for Traffic Safety (NETS), a public-private partnership dedicated to improving the traffic safety practices of employers and employees. You can download information on seat belt programs, costs of motor vehicle crashes to employers, and other traffic safety initiatives at www.trafficsafety.org. The NHTSA website (www.nhtsa.gov) also provides information on statistics, campaigns, and program evaluations and references.

POLICY ON BANNING TEXT MESSAGING WHILE DRIVING

In accordance with [Executive Order 13513](#), Federal Leadership On Reducing Text Messaging While Driving, and DOT Order 3902.10, Text Messaging While Driving, States are encouraged to adopt and enforce workplace safety policies to decrease crashes caused by distracted driving, including policies to ban text messaging while driving company-owned or rented vehicles, Government-owned, leased or rented vehicles, or privately-owned vehicles when on official Government business or when performing any work on or behalf of the Government. States are also encouraged to conduct workplace safety initiatives in a manner commensurate with the size of the business, such as establishment of new rules and programs or re-evaluation of existing programs to prohibit text messaging while driving, and education, awareness, and other outreach to employees about the safety risks associated with texting while driving.

SECTION 402 REQUIREMENTS

1. To the best of my personal knowledge, the information submitted in the annual grant application in support of the State's application for a grant under [23 U.S.C. 402](#) is accurate and complete.
2. The Governor is the responsible official for the administration of the State highway safety program, by appointing a Governor's Representative for Highway Safety who shall be responsible for a State highway safety agency that has adequate powers and is suitably equipped and organized (as evidenced by appropriate oversight procedures governing such areas as procurement, financial administration, and the use, management, and disposition of equipment) to carry out the program. ([23 U.S.C. 402\(b\)\(1\)\(A\)](#))
3. At least 40 percent of all Federal funds apportioned to this State under [23 U.S.C. 402](#) for this fiscal year will be expended by or on behalf of political subdivisions of the State in carrying out local highway safety programs ([23 U.S.C. 402\(b\)\(1\)\(C\)](#)) or 95 percent by and on behalf of Indian tribes ([23 U.S.C. 402\(h\)\(2\)](#)), unless this requirement is waived in writing. (This provision is not applicable to the District of Columbia, Puerto Rico, the U.S. Virgin Islands, Guam, American Samoa, and the Commonwealth of the Northern Mariana Islands.)
4. The State's highway safety program provides adequate and reasonable access for the safe and convenient movement of physically handicapped persons, including those in wheelchairs, across curbs constructed or replaced on or after July 1, 1976, at all pedestrian crosswalks. ([23 U.S.C. 402\(b\)\(1\)\(D\)](#))
5. As part of a comprehensive program, the State will support a data-based traffic safety enforcement program that fosters effective community collaboration to increase public safety, and data collection and analysis to ensure transparency, identify disparities in traffic enforcement, and inform traffic enforcement policies, procedures, and activities. ([23 U.S.C. 402\(b\)\(1\)\(E\)](#))
6. The State will implement activities in support of national highway safety goals to reduce motor vehicle related fatalities that also reflect the primary data-related crash factors within the State, as identified by the State highway safety planning process, including:

- Participation in the National high-visibility law enforcement mobilizations as identified annually in the NHTSA Communications Calendar, including not less than 3 mobilization campaigns in each fiscal year to—
 - Reduce alcohol-impaired or drug-impaired operation of motor vehicles; and
 - Increase use of seat belts by occupants of motor vehicles;
 - Sustained enforcement of statutes addressing impaired driving, occupant protection, and driving in excess of posted speed limits;
 - An annual statewide seat belt use survey in accordance with 23 CFR part 1340 for the measurement of State seat belt use rates, except for the Secretary of Interior on behalf of Indian tribes;
 - Development of statewide data systems to provide timely and effective data analysis to support allocation of highway safety resources;
 - Coordination of triennial Highway Safety Plan, data collection, and information systems with the State strategic highway safety plan, as defined in 23 U.S.C. 148(a); and
 - Participation in the Fatality Analysis Reporting System (FARS), except for American Samoa, Guam, the Commonwealth of the Northern Mariana Islands, or the United States Virgin Islands
7. The State will actively encourage all relevant law enforcement agencies in the State to follow the guidelines established for vehicular pursuits issued by the International Association of Chiefs of Police that are currently in effect. (23 U.S.C. 402(j))
 8. The State will not expend Section 402 funds to carry out a program to purchase, operate, or maintain an automated traffic enforcement system, except in a work zone or school zone. (23 U.S.C. 402(c)(4))

I understand that my statements in support of the State's application for Federal grant funds are statements upon which the Federal Government will rely in determining qualification for grant funds, and that knowing misstatements may be subject to civil or criminal penalties under [18 U.S.C. 1001](#). I sign these Certifications and Assurances based on personal knowledge, and after appropriate inquiry.

ADA Highlights – Title II State and Local Government Services

I. Who is covered by Title II of the ADA

- The title II regulation covers “public entities.”
- “Public entities” include any State or local government and any of its departments, agencies, or other instrumentalities.
- All activities, services, and programs of public entities are covered, including activities of State legislatures and courts, town meetings, police and fire departments, motor vehicle licensing, and employment.

Unlike section 504 of the Rehabilitation Act of 1973, which only covers programs receiving Federal financial assistance, title II extends to all activities of State and local governments whether or not they receive Federal funds.

- Private entities that operate public accommodations, such as hotels, restaurants, theaters, retail stores, dry cleaners, doctors’ offices, amusement parks, and bowling alleys, are not covered by title II but are covered by title III of the ADA and the Department’s regulation implementing title III.
- Public transportation services operated by State and local governments are covered by regulations of the Department of Transportation.

DOT’s regulations establish specific requirements for transportation vehicles and facilities, including a requirement that all new busses must be equipped to provide services to people who use wheelchairs.

II. Overview of Requirements

- State and local governments –

May not refuse to allow a person with a disability to participate in a service, program, or activity simply because the person has a disability.

For example, a city may not refuse to allow a person with epilepsy to use parks and recreational facilities.

Must provide programs and services in an integrated setting, unless separate or different measures are necessary to ensure equal opportunity.

Must eliminate unnecessary eligibility standards or rules that deny individuals with disabilities an equal opportunity to enjoy their services, programs or activities unless “necessary” for the provisions of the service, program or activity.

Requirements that tend to screen out individuals with disabilities, such as requiring a driver’s license as the only acceptable means of identification, are also prohibited.

Safety requirements that are necessary for the safe operation of the program in question, such as requirements for eligibility for drivers’ licenses, may be imposed if they are based on actual risks and not on mere speculation, stereotypes, or generalizations about individuals with disabilities.

Are required to make reasonable modifications in policies, practices, and procedures that deny equal access to individuals with disabilities, unless a fundamental alteration in the program would result.

For example, a city office building would be required to make an exception to a rule prohibiting animals in public areas in order to admit guide dogs and other service animals assisting individuals with disabilities.

Must furnish auxiliary aids and services when necessary to ensure effective communication, unless an undue burden or fundamental alteration would result.

May provide special benefits, beyond those required by the regulation, to individuals with disabilities.

May not place special charges on individuals with disabilities to cover the costs of measures necessary to ensure nondiscriminatory treatment, such as making modifications required to provide program accessibility or providing qualified interpreters.

Shall operate their programs so that, when viewed in their entirety, they are readily accessible to and usable by individuals with disabilities.

III. “Qualified Individuals with Disabilities”

- Title II of the Americans with Disabilities Act provides comprehensive civil rights protections for “qualified individuals with disabilities”.
- An “individual with a disability” is a person who –

Has a physical or mental impairment that substantially limits a “major life activity”, or

Has a record of such an impairment, or

Is regarded as having such an impairment.

- Examples of physical or mental impairments include, but are not limited to, such contagious and non-contagious diseases and conditions as orthopedic, visual, speech, and hearing impairments; cerebral palsy, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, mental retardation, emotional illness, specific learning disabilities, HIV disease (whether symptomatic or asymptomatic), tuberculosis, drug addiction, and alcoholism. Homosexuality and bisexuality are not physical or mental impairments under the ADA.
- “Major life activities” include functions such as caring for oneself, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning, and working.
- Individuals who currently engage in the illegal use of drugs are not protected by the ADA when an action is taken on the basis of their current illegal use of drugs.
- “Qualified” individuals.

A “qualified” individual with a disability is one who meets the essential eligibility requirements for the program or activity offered by a public entity.

The “essential eligibility requirements” will depend on the type of service or activity involved. For some activities, such as where the public entity provides information to anyone who requests it, the “essential eligibility requirements” would be minimal.

IV. Program Access

- State and local governments –

Must ensure that individuals with disabilities are not excluded from services, program, and activities because buildings are inaccessible.

Need not remove physical barriers, such as stairs, in all existing buildings, as long as they make their programs accessible to individuals who are unable to use an inaccessible existing facility.

Can provide the services, programs, and activities offered in the facility to individuals with disabilities through alternative methods, if physical barriers are not removed, such as – Relocating a service to an accessible facility, e.g., moving a public information office from the third floor to the first floor of a building.

Providing an aide or personal assistant to enable an individual with a disability to obtain the service.

Providing benefits or services at an individual’s home, or at an alternative accessible site.

May not carry an individual with a disability as a method of providing program access, except in “manifestly exceptional” circumstances.

Are not required to take any action that would result in a fundamental alteration in the nature of the service, program, or activity or in undue financial and administrative burdens. However, public entities must take any other action, if available, that would not result in a fundamental alteration or undue burdens but would ensure that individuals with disabilities receive the benefits or services.

V. Integrated Programs

- Integration of individuals with disabilities into the mainstream of society is fundamental to the purposes of the Americans with Disabilities Act.
- Public entities may not provide services or benefits to individuals with disabilities through programs that are separate or different, unless the separate programs are necessary to ensure that the benefits and services are equally effective.
- Even when separate programs are permitted, an individual with a disability still has the right to choose to participate in the regular program.

For example, it would not be a violation for a city to offer recreational programs specially designed for children with mobility impairments, but it would be a violation if the city refused to allow children with disabilities to participate in its other recreational programs.

- State and local governments may not require an individual with a disability to accept a special accommodation or benefits if the individual chooses not to accept it.

VI. Communications

- State and local governments must ensure effective communication with individuals with disabilities.
- Where necessary to ensure that communications with individuals with hearing, vision, or speech impairments are as effective as communications with others, the public entity must provide appropriate auxiliary aids.
- “Auxiliary aids” include such services or devices as qualified interpreters, assistive listening headsets, television captioning and decoders, telecommunications devices for deaf persons (TDD’s), videotext displays, readers, taped texts, Brailled materials, and large print materials.

A public entity may not charge an individual with a disability for the use of an auxiliary aid.

- Telephone emergency services, including 911 services, must provide direct access to individuals with speech or hearing impairments.
- Public entities are not required to provide auxiliary aids that would result in a fundamental alteration in the nature of the service, program, or activity or in undue financial and administrative burdens. However, public entities must still furnish another auxiliary aid, if available, that does not result in a fundamental alteration or undue burden.

VII. New Construction and Alterations

- Public entities must ensure that newly constructed building and facilities are free of architectural and communication barriers that restrict access or use by individuals with disabilities.
- When a public entity undertakes alterations to an existing building, it must also ensure that the altered portions are accessible.
- The ADA does not require retrofitting of existing buildings to eliminate barriers, but does establish a high standard of accessibility for new buildings.

Public entities may choose between two technical standards for accessible design: The Uniform Federal Accessibility Standard (UFAS), established under the Architectural Barriers Act, or the Americans with Disability Act Accessibility Guidelines, adopted by the Department of Justice for places of public accommodation and commercial facilities covered by title III of the ADA.

The elevator exemption for small buildings under ADA Accessibility Guidelines would not apply to public entities covered by title II.

VIII. Enforcement

- Private parties may bring lawsuits to enforce their rights under title II of the ADA. The remedies available are the same as those provided under section 504 of the Rehabilitation Act of 1973. A reasonable attorney’s fee may be awarded to the prevailing party.
- Individuals may also file complaints with appropriate administrative agencies. The regulation designates eight Federal agencies to handle complaints filed under title II.

Complaints may be filed with any Federal agency that provides financial assistance to the program in question, or with the Department of Justice, which will refer the complaint to the appropriate agency.

IX. Complaints

- Any individual who believes that he or she is a victim of discrimination prohibited by the regulation may file a complaint. Complaints on behalf of classes of individuals are also permitted.
- Complaints should be in writing, signed by the complainant or an authorized representative, and should contain the complainant's name and address and describe the public entity's alleged discriminatory action.
- Complaints may be sent to –

Coordination and Review Section

Civil Rights Division

U.S. Department of Justice

P.O. Box 66118

Washington, DC 20035-6118

- Complaints may also be sent to agencies designated to process complaints under the regulation, or to agencies that provide Federal financial assistance to the program in question.

X. Designated Agencies

The following agencies are designated for enforcement of title II for components of State and local governments that exercise responsibilities, regulate, or administer services, programs, or activities in the following functional areas –

1. Department of Agriculture: Farming and raising of livestock, including extension services.
2. Department of Education: Education systems and institutions (other than health-related schools), and libraries.
3. Department of Health and Human Services: Schools of medicine, dentistry, nursing, and other health-related schools; health care and social service providers and institutions, including “grass-roots” and community services organizations and programs; and preschool and daycare programs.
4. Department of Housing and Urban Development: State and local public housing, and housing assistance and referral.
5. Department of Interior: Lands and natural resources, including parks and recreation, water and waste management, environmental protection, energy, historic and cultural preservation, and museums.
6. Department of Justice: Public safety, law enforcement, and the administration of justice, including courts and correctional institutions; commerce and industry, including banking and finance, consumer protection, and insurance; planning, development and regulation (unless otherwise assigned); State and local government support services; and all other government functions not assigned to other designated agencies.
7. Department of Labor: Labor and the work force.
8. Department of Transportation: Transportation, including highways, public transportation, traffic management (non-law enforcement), automobile licensing and inspection, and driver licensing.

XI. Technical Assistance

- The ADA requires that the Federal agencies responsible for issuing ADA regulations provide “technical assistance”.
- Technical assistance is the dissemination of information (either directly by the Department or through grants and contracts) to assist the public, including individuals protected by the ADA and entities covered by the ADA, in understanding the new law.
- Methods of providing information include, for example, audio-visual materials, pamphlets, manuals, electronic bulletin boards, checklists, and training.
- The Department issued for public comment on December 5, 1990, a government- wide plan for the provision of technical assistance.

The Department’s efforts focus on raising public awareness of the ADA by providing –

Fact sheets and pamphlets in accessible formats,

Speakers for workshops, seminars, classes, and conferences, An

ADA telephone information line, and

Access to ADA documents through an electronic bulletin board for users of personal computers.

- The Department has established a comprehensive program of technical assistance relating to public accommodations and State and local governments.

Grants will be awarded for projects to inform individuals with disabilities and covered entities about their rights and responsibilities under the ADA and to facilitate voluntary compliance.

The Department will issue a technical assistance manual by January 26, 1992, for individuals or entities with rights or duties under the ADA.

For additional information, contact:

Office on the Americans with Disabilities Act

Civil Rights Division

U.S. Department of Justice

P.O. Box 66118

Washington, DC 20035-6118

(202) 514-0301 (voice)

(202) 514-0383 (TDD)

(202) 514-6193 (Electronic Bulletin Board).

This document may be made available in alternate formats.

Policy Guidance Concerning Recipients’ Responsibilities for Limited English Proficient Persons

The National Highway Traffic Safety Administration (NHTSA) is committed to working with its recipients of federal assistance to comply with all applicable Civil Rights mandates. To this end, the NHTSA Office of Civil Rights (OCR) reissued guidance provided by the U.S. Department of Transportation (DOT) entitled, “Policy Guidance Concerning Recipients’ Responsibilities to Limited English Proficient (LEP) Persons” (DOT LEP Guidance), which was first reprinted in the Federal Register, December 14, 2005 (Volume 70, Number 239).

Each federal agency that extends federal financial assistance is required to issue guidance clarifying the obligation of their recipients to ensure meaningful access by LEP persons to their federally assisted programs and activities. As a result, the Maine Bureau of Highway Safety received this re-issuance, which will assist in complying with Title VI of the Civil Rights Act of 1964 (Title VI) and the regulations promulgated there under, as well as with Presidential Executive Order 13166, reprinted at 65 FR 50121 (August 16, 2000).

In furtherance of this compliance obligation, the NHTSA OCR is requested that each Governor's Representative distribute the DOT LEP Guidance to each of its sub-recipients of federal financial assistance. The obligations under Title VI do not cease with the NHTSA grantee; instead, this obligation extends to all levels of sub-recipients receiving the federal assistance.

The DOT LEP Guidance discusses the value and possible format of written language assistance plans, options for identifying language services and ensuring competency of interpretation and translation services, and examples of language access services "best practices" which have been implemented by DOT agencies and recipients. Additional guidance and other helpful materials, including examples of recently developed judicial policies and procedures on language assistance, are also available on the Department of Justice (DOJ) LEP website, www.lep.gov. Please do not hesitate in contacting Eugene Peterson, the NHTSA OCR Compliance Officer, at (202) 366-9976 if you have any questions regarding this re-issuance.

State of Maine Service Providers

Compliance with Americans with Disabilities Act of 1990

1. Is your agency/organization/business in compliance with the Americans with Disabilities Act requirements that mandate equal access to services, programs, and activities for individuals with disabilities?

☒ Yes

☐ No

2. Is your agency/organization/business in compliance with the Americans with Disabilities Act requirements that mandate equal access to services, programs, and activities for individuals with disabilities?

☒ Yes

☐ No

If no, please list anticipated modifications of policies, procedures and practices and dates of implementation. (Use additional sheets, if necessary).

3. Is your agency/organization/business in compliance with the Americans with Disabilities Act requirements of structural accessibility?

☒ Yes

☐ No

If no, please list the specific structural changes needed to make your service, programs and activities accessible to people with disabilities. Also, please list the dates by which these changes will be made. (Use additional sheets, if necessary).

Signature of Agency/Organization Director or Business Owner

Date

Name and Address of Agency/Organization/Business:

Portland Maine Police Department

109 Middle Street

Portland, ME 04101

Telephone/TDD Numbers:

(207) 874-8600

To assist you in completing this form, please refer to the following “Appendix N – ADA Highlights” and/or call DPS’s ADA Coordinator at the Licensing and Inspection Unit – Fire at 207-624-8744

Please email this completed Application for Highway Safety Funds to:

bhsgrant.mdps@maine.gov

Submit

MEMORANDUM
City Council Agenda Item

FROM:

DATE: March 24, 2025

SUBJECT: Order 167-24/25 Amendment to Portland City Code Chapter 9 RE: Proportional Ranked Choice Voting - Sponsored by Ashley Rand, City Clerk

SPONSOR: The Mayor, City Manager, City Clerk, Corporation Counsel, the Planning Board, or up to three (3) members of the Council shall sponsor any orders or other items. If sponsored by a Council Committee, please include the date the committee met and the results of the vote.

(If sponsored by a Council committee, include the date the committee met and the results of the vote.)

COUNCIL MEETING DATE ACTION IS REQUESTED:

1st Reading

**Final
Action**

Can action be taken at a later date: No If action cannot be taken at a later date, please explain why. Do NOT write yes or no; that will be automatically generated by the checkbox.

Does this item involve a new contract with the City:

PRESENTATION: Please list the presenter(s), type, and length of presentation

I. SUMMARY

II. AGENDA DESCRIPTION

This is an amendment to Chapter 9: Proportional Ranked Choice Voting Sections 9-2 & 9-3. This would be amending the whole-vote transfer approach to the fractional transfer approach to distribute any surplus votes. Rather than transferring the whole vote associated with whichever ballots happen to be processed last, tabulation software transfers a fraction of every vote assigned to a winning candidate. Fractional transfer ensures that each ballot is treated equitably, and that the outcome of the election will never depend on the order of the ballots.

This item must be read on two separate days. This is its first reading.

III. BACKGROUND

Background information that will not appear in the Agenda Description

IV. INTENDED RESULT AND/OR COUNCIL GOAL ADDRESSED

V. FINANCIAL IMPACT

Please indicate whether or not there is a financial impact. Please note that per Council Rule 12, this form must have "a separate fiscal impact statement memo attached if the impact of the item is \$50,000 or more in a given fiscal year. This memo shall include details and information describing the fiscal impact including, but not limited to, projected costs, revenues or savings over a three (3) year period and/or any potential impacts on the City tax levy."

VI. STAFF ANALYSIS AND BACKGROUND

Staff Analysis that will not appear in the Agenda Description.

VII. RECOMMENDATION

VIII. LIST ATTACHMENTS

1. Amendment - Ch 9 Proportional Ranked Choice Voting (6)
2. pRCV -Memo
3. Random Transfer Memo
4. Public Comment - Order 167

Prepared by:

Date: 03/24/2025

MARK DION (MAYOR)
PIOUS ALI (A/L)
APRIL D. FOURNIER (A/L)
BENJAMIN GRANT (A/L)

**CITY OF PORTLAND
IN THE CITY COUNCIL**

SARAH MICHNIEWICZ (1)
WESLEY PELLETIER (2)
REGINA L. PHILLIPS (3)
ANNA BULLETT (4)
KATE SYKES (5)

**AMENDMENT TO PORTLAND CITY CODE
CHAPTER 9 RE: PROPORTIONAL RANKED CHOICE VOTING**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND,
MAINE IN CITY COUNCIL ASSEMBLED AS FOLLOWS:**

- 1. That the Sections 9-2 and 9-3, are hereby amended to read as follows:*

Sec. 9-2. Ranked choice voting; instant runoff tabulation.

For the positions of mayor, city councilor, and school board member-only, the city clerk shall implement a ranked choice voting protocol according to these guidelines:

...

Sec. 9-3. Proportional ranked choice voting for multiple seat elections.

Where a single contest is held to fill two or more seats for the same office, the City Clerk shall implement proportional ranked choice voting according to these guidelines:

(a) Definitions.

- (1) "Active ballot" means a ballot with at least one active candidate ranked ahead of any overvote.

- (2) "Active candidate" means a candidate that has neither been elected nor eliminated, and who has not died, withdrawn, or become disqualified.
- (3) "Active value" means the portion of a vote that a ballot contributes to the highest-ranked active candidate. Each ballot begins with an active value of 1. When a ballot contributes to the election of a candidate, it receives a new active value, as calculated in subsection c.2.
- (4) "Election threshold" means the number of votes sufficient for the election of a candidate. The election threshold equals the total number of active ballots in the first round, divided by the sum of one plus the number of seats to be elected, then adding one and disregarding any fraction.
$$\text{Election Threshold} = [(Total\ Ballots) / (1 + Seats)] + 1, \text{ disregarding any fraction.}$$
- (5) "Overvote" means a circumstance in which a voter has ranked more than one candidate at the same ranking.
- (6) "Ranking" means the number available to be assigned by a voter to a candidate to express the voter's preference for that candidate. The number "1" is the highest ranking, followed by "2" and then "3" and so on.
- (7) "Surplus fraction" means the proportion of a winning candidate's votes that are in excess of the election threshold. To determine the surplus fraction, subtract the election threshold from an elected candidate's vote total, then divide that number by the candidate's vote total, with the result truncated after five decimal places.

Surplus Fraction = (Vote Total - Election
Threshold) / Vote Total, truncated
after five decimal places.

(b) Ranked Choice Voting Ballot

(1) The ballot shall include all qualified candidates
for the election.

(2) The ballot shall include the option to rank at
least one write-in candidate. When the number of
qualified candidates is less than the number of
seats to be filled, the ballot shall include
additional write-in lines, such that the sum of
listed candidates and write-in lines equals the
number of seats to be filled.

(3) To the degree possible, the ballot format and
ballot instructions shall match the format of
ranked choice ballots issued by the Secretary of
State.

(c) Ranked-choice count. The proportional ranked-choice
voting count is a public proceeding and shall be
promptly conducted by the city clerk and completed
within five (5) business days of the election. The count
proceeds in rounds until all seats have been filled. In
a given round, each active ballot shall count at its
current active value for its highest-ranked active
candidate.

Any active candidate with a vote count greater than or
equal to the election threshold is declared elected, and
the round concludes with one of the following actions:

(1) Completion. If the number of elected candidates is
equal to the number of seats to be filled in the

contest, tabulation is complete. Alternatively, if the number of elected candidates plus the number of active candidates is less than or equal to the number of seats to be filled, then all active candidates are declared elected, and the tabulation is complete.

- (2) Election round. If one or more candidates are elected, but the tabulation is not complete, each ballot counting for an elected candidate is assigned a new active value by multiplying the current active value by the surplus fraction for the elected candidate, with the result truncated after five decimal places.

*New value = old value x surplus fraction,
truncated after five decimal places.*

A new round begins, in which each ballot held by the elected candidate(s) counts, at each ballot's new active value, for the next-highest-ranked active candidate.

- (3) Elimination round. If no candidate is elected, the active candidate with the fewest votes is eliminated. Any tie must be decided by lot, and the candidate chosen by lot is eliminated. The result of any tie resolution must be recorded and reused in the event of a recount.

A new round begins, in which each ballot held by the eliminated candidate counts, at each ballot's current active value, for the next-highest-ranked active candidate.

(d) Results Reporting. The city clerk shall develop procedures to ensure the timely release of results, including:

- (1) The cast vote record, which provides ballot-level ranking data. The cast-vote record shall be published online in a machine-readable format that can be retrieved, downloaded, indexed, sorted, and searched by commonly used applications.
- (2) The summary report of the ranked-choice count, which provides the number and percentage of votes held by each candidate as well as the number of inactive votes in each round. The summary report shall be presented during the public proceeding of the ranked-choice count and published online.
- (3) Any action to update the cast vote record or the summary report shall occur at a public proceeding, which must be announced at least two hours in advance. Any update shall be published online. Earlier records or reports may not be removed.

(e) Notwithstanding any ordinance to the contrary, the city clerk may adopt additional regulations consistent with Article II, section 3 of the Charter and this section 9-3 to implement these provisions.

(f) If any section, paragraph, sentence, word or phrase of this ordinance is for any reason held to be invalid or unenforceable by any court, such decision shall not affect the validity of the remaining provisions of this ordinance.

~~Whenever two (2) or more persons are to be elected to the same office (a "multiple seat election"), the several persons up to the number to be chosen shall be elected by proportional representation. The City Clerk shall implement a proportional representation voting protocol according to these guidelines:~~

~~(a) The total number of ballots indicating a valid vote for a candidate shall be determined prior to counting of ballots for individual candidates.~~

~~(b) Each candidate shall be credited with one vote for every valid ballot that is sorted to that candidate as first choice, or otherwise credited to that candidate as hereinafter provided, and no ballot shall ever be credited to more than one candidate at the same time.~~

~~(c) A "quota" is the smallest number of votes that any candidate must receive in order to be assured of election without more candidates being elected than there are offices to be filled. A quota will be determined by dividing the total number of valid ballots by one more than the total number of candidates to be elected and adding one to the result, disregarding fractions. Whenever, at any stage of the counting, the number of ballots credited to a candidate becomes equal to the quota, that candidate shall be declared elected, and no ballots in excess of the quota shall be credited to that candidate except as provided in (f) or (l) of this section.~~

~~(d) The ballots shall be sorted according to the first choices marked on them.~~

~~(e) If a candidate is elected while the ballots are being sorted according to first choices, any subsequent ballots that show that candidate as first choice shall each be credited to the second choice marked on it, or, if the second choice also has been elected, to the next choice marked on it for a candidate not yet elected.~~

~~(f) If during the first sorting of ballots, ballots are found that are marked for a candidate already elected as first choice, but show no clear choice for any unelected candidate, such ballots shall at the end of the sorting be given to the candidate of their first choice, and in their place an equal number, as nearly as possible, of the last ballots sorted to that candidate that show a clear choice for unelected candidates, all as determined by the City Clerk, shall be taken and re-sorted to~~

~~unelected candidates as if they were then being sorted for the first time.~~

~~(g) When all the ballots have been thus sorted and credited to the first available choices marked on them, every candidate who is credited with fewer ballots than the number of signatures required for that candidate's nomination shall be declared defeated.~~

~~(h) All the ballots of the candidates thus defeated shall be transferred, each to the candidate indicated on it as next choice among the continuing candidates. A "continuing candidate" is a candidate not as yet either elected or defeated. Any ballot taken for transfer which does not clearly indicate any candidate as next choice among the continuing candidates shall be set aside as "exhausted."~~

~~(i) When all the ballots of the candidates thus defeated have been transferred, the one candidate who is then lowest on the poll shall be declared defeated and all that candidate's ballots transferred in the same way.~~

~~(j) Thereupon the candidate who is then lowest shall be declared defeated and all that candidate's ballots similarly transferred; and in like manner candidates shall be declared defeated one at a time and all their ballots transferred.~~

~~(k) If, when a candidate is to be declared defeated, two or more candidates are tied at the bottom of the poll, that one of the tied candidates shall be declared defeated who was credited with fewest ballots immediately prior to the last transfer of ballots. If two or more of the tied candidates were tied at that stage of the count, also, the second tie shall be decided by referring similarly to the standing of candidates immediately prior to the last transfer of ballots before that. This principle shall be applied successively as many times as may be necessary, a tie shown at any stage of the count being decided by referring to the standing of the tied candidates immediately prior to the last preceding transfer of ballots. In interpreting this and other rules contained in this section the transfer of all ballots from candidates defeated together under rule (g) of this section, and~~

~~the transfer of all ballots from each candidate defeated thereafter shall each constitute a single separate transfer.~~

~~(l) Whenever candidates to the number to be elected have received the quota, any transfer of ballots in progress when the last quota was reached shall be completed, but immediately thereafter all continuing candidates shall be declared defeated and the election shall be at an end. Whenever all ballots of all defeated candidates have been transferred, and it is impossible to defeat another candidate without reducing the continuing candidates below the number still to be elected, all the continuing candidates shall be declared elected and the election shall be at an end.~~

~~(m) A record of the count shall be kept in such form as to show, after each sorting or transfer of ballots, the number thereby credited to each candidate, the number thereby set aside as exhausted, the total for each candidate, the total set aside as exhausted, and the total number of valid ballots found by adding the totals of all candidates and the total set aside as exhausted.~~

~~(n) Every ballot that is transferred from one candidate to another shall be stamped or marked so that its entire course from candidate to candidate can be conveniently traced.~~

~~(o) If at any time after the first sorting of the ballots a ballot is found to have been credited to the wrong candidate, it may be transferred, as part of the transfer that is in progress, to the continuing candidate, if any, to whom it should have been credited at the time the error was made, or, if it should previously have become exhausted, may be set aside as exhausted as part of the transfer that is in progress; provided, that if the number of misplaced ballots found is sufficient to make it possible that any candidate has been wrongly defeated, so much of the sorting and transferring as may be required to correct the error shall be done over again before the count proceeds. If in correcting an error any ballots are re-sorted or re-transferred, every ballot shall be made to take the same course that it took in the original count unless the correction of an error requires its taking a different course. The principles of the rules of~~

~~this section shall apply also to any recount which may be made after the original count has been completed.~~

~~(p) The city clerk may adopt additional regulations consistent with Article II, section 3 of the Charter and this section 9-3 to implement these provisions. The ballot shall contain instructions on how to vote for each office.~~

...

City of Portland | City Clerk's Office

Ashley Rand, *City Clerk*



To: Mayor and City Councilors

From: Ashley Rand, City Clerk

Date: April 9, 2025

Re: Amendment to Portland City Code Chapter 9 RE: Proportional Ranked Choice Voting

On Monday, March 24, 2025 the City Council met in Workshop to discuss Amendments to the Portland City Code, Chapter 9 RE: Proportional Ranked Choice Voting.

In November 2022, Charter Question 4 Proportional Ranked Choice Voting was approved by voters. This required that an Ordinance was written and adopted by the City Council. This was done in 2023, adopting a whole vote transfer method. This was modeled after Westbrook, ME and Cambridge, MA. Cambridge, MA has been one of the oldest cities to use RCV and pRV. Westbrook, ME is the only other municipality in Maine besides Portland that does RCV on the Municipal level.

Proportional RCV elects multiple winners, each of whom meet a threshold based on the total number of seats to be filled. Even after a candidate reaches the threshold, the election continues until all seats are filled. Proportional RCV ensures that candidates are elected in proportion to their level of support.

After further research and working with our Election partners such as League of Women Voters, MK Election Services, FairVote, and the Ranked Choice Voting Resource Center we believe it is best to amend the Ordinance to adopt the fractional transfer approach for pRCV. Modern implementations of pRCV use a process of fractional transfer to distribute any surplus votes. Rather than transferring the whole vote associated with whichever ballots happen to be processed last, tabulation software transfers a fraction of every vote assigned to a winning candidate. Fractional transfer ensures that each ballot is treated equitably, and that the outcome of the election will never depend on the order of the ballots.

MK Elections uses a software package that does not support whole-vote transfer. We would have to get alternate software in order to continue with this method.

Since adopting the pRCV ordinance in 2023, this has not been used in our Portland Elections. The only time pRCV will be used is in November 2025, when there are two or more of the same seats up for Election, such as At-Large School Board, there are two seats up for Election this November. And in a future Charter Commission Election when there are several of the same seats up at one time.

This amendment does not amend Ranked Choice Voting in Chapter 9. This is only for the Proportional Ranked Choice Voting Section, which is yet to be used in a Portland Election.



To: Angela Holmes, Westbrook City Clerk
Ashley Rand, Portland City Clerk

From: Debra McDonough, Advocacy Team, League of Women Voters of Maine
Caleb Kleppner, Principal, MK Election Services
Deb Otis, Director of Policy and Research, FairVote
Chris Hughes, Senior Director of Policy, Ranked Choice Voting Resource Center

CC: Anna Kellar, Executive Director, League of Women Voters of Maine
Will Hayward, Advocacy Program Director, League of Women Voters of Maine

Date:

Re: Tabulating Multi-Winner RCV Contests

We are pleased that both Westbrook and Portland have adopted Ranked Choice Voting for municipal elections, and that both municipalities have specified a proportional tabulation for any multi-winner ranked choice contests. However, we would like to bring your attention to an arcane problem with the implementation language, as found in both the [Westbrook City Charter](#) and the [Portland City Code](#). As currently specified, the outcome of a multi-winner RCV election can be affected by the order in which the ballots are processed. This issue can be addressed through an update to the **surplus transfer rule**, which describes the distribution of any excess votes each time a candidate is elected.

It would appear that Portland and Westbrook have both adopted the tabulation rules used in Cambridge, MA. For decades, Cambridge was one of just two U.S jurisdictions using proportional Ranked Choice Voting (pRCV), and the Cambridge elections remain the most well known example of pRCV in the country.¹ Unfortunately, their statutory language dates back to 1941, when all RCV contests were counted manually. The surplus transfer rule specifies that if a candidate reaches the election threshold before all of the ballots have been sorted, any additional votes for this candidate are diverted to the next active candidate on the ballot. This **whole-vote transfer** approach is a bit of an anachronism and is no longer recommended.

¹ Arden, DE has a longer history of pRCV elections, but with a population under 500, their experience hasn't generated the same level of interest.

Modern implementations of pRCV use a process of **fractional transfer** to distribute any surplus votes. Rather than transferring the whole vote associated with whichever ballots happen to be processed last, tabulation software transfers a fraction of every vote assigned to a winning candidate. Fractional transfer ensures that each ballot is treated equitably, and that the outcome of the election will never depend on the order of the ballots.

Fractional transfer of surplus votes is widely considered best practice and is the approach used by [RCTab](#) when tabulating multi-winner pRCV contests. (This is the software package that has been used by MK Voting Solutions to tabulate Portland's single-winner RCV contests.) RCTab meets the Voluntary Voting System Guidelines from the U.S. Election Assistance Commission and is available at no charge from the Ranked Choice Voting Resource Center.

RCTab does not support the whole-vote transfer approach used in Cambridge, so if a multi-winner RCV contest occurs in Portland or Westbrook before it is possible to update the counting rules, alternate software will be required. Cambridge has used [ChoicePlus Pro](#), a software package available from Voting Solutions. This is older software, last updated in 2009 and no longer supported by Voting Solutions. ChoicePlus Pro predates the Voluntary Voting System Guidelines and has not been submitted for federal testing.

Whole vote transfer can also complicate recounts. Processing the ballots in a different order would designate a different set of ballots as 'surplus,' which could be enough to change the outcome of a close race. To prevent this, the ballots must be manually re-ordered to ensure that the ballot order matches the cast vote record from the machine counted election. Cambridge has had 3 such recounts in the past 25 years (2001, 2011 and 2013), and the need to manually re-order ballots has resulted in significant delays.

We recommend replacing the current language describing the tabulation of multi-winner RCV contests with language similar to that found in the City Code of Portland, OR, [Section 2.08.030.C](#).² We are available to assist in evaluating this language and in making any adjustments that may be necessary in the local context.

We can also be available to review the prepared language in advance of any council action, or to assist in presenting the recommended changes to the council and the public. Please do not hesitate to contact us with any further questions – regarding either this recommendation or pRCV more generally.

² We do recommend replacing “four decimal places” with “five decimal places” for contests in which more than 1000 ballots and fewer than 100,000 ballots are expected.

Order 167 24/25

Greg Gould greggould1000@gmail.com via portlandmaine.gov
Sun, Apr 13, 11:07 AM (1 day ago)
to publiccomment

Members of City Council and Mayor Dion,

I have read the amendment to Portland City Code Chapter 9, and admittedly, I don't understand the impact of these changes to ranked choice voting. It seems technical and inconsequential. These changes could very well be needed.

Regardless, any and all changes to voting should go to the people as a ballot question. City Council should not be voting on enacting change that might keep themselves in office, or help allies get seats, or hurt opponents, even if the council thinks the current tabulation process isn't fair, or is somehow a burden.

Unless it is impossible for the changes to Chapter 9, compared to the existing rules, to affect the outcome of an election, please put the amendment on the November ballot.

Greg Gould 168 Milton Street Portland