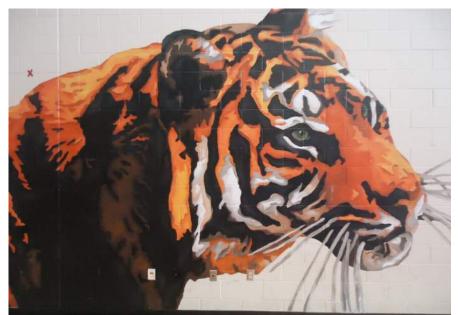
GOBLES PUBLIC SCHOOLS



Facilities Assessment

FINAL - 02-20-2023















GOBLES PUBLIC SCHOOLS

Investing the spirit of Gobles for the future: learning, pride, service, tradition, vision bles Public Schools

MIDDLE SCHOOL / HIGH SCHOOL





FACILITIES ASSESSMENT DATA



CLIENT: Gobles Public Schools Year Built 1953, 1967, 1987, 1998, 2004, 2015

BUILDING: Gobles Middle School and

High School

Area (sf) 121,300

DATE: Walk-Through 8/29/2022 Grades 7-12

Good = Item meets current and future needs, no recommendation for improvement for the next 10 years
Fair = Item meets current use, showing signs of age and should be replaced in the next 10 years
Poor = Item is nearing the end of it's useful life, current need, should be replaced in the next 5 years
Replace = Item no longer meets current use, is outdated, does not meet code, and should be replaced in the next 3 years

SITE					
PARKING LOTS	GOOD	FAIR	POOR	REPLACE	COMMENTS
Quantity		✓			okay for daily use
Condition		~			some cracking. no major issues
Barrier Free Parking		\checkmark			main east lot needs additional b.f. space
Curbs		~			wheel stops are use in place of curbed separation
Drainage		✓			
PEDESTRIAN SERVICES	GOOD	FAIR	POOR	REPLACE	COMMENTS
Sidewalks and Curbs			~		city walk does not continue across school property nor connect to school on north end
Barrier Free Access	~				
OUTDOOR ELEMENTS	GOOD	FAIR	POOR	REPLACE	COMMENTS
Signage					no wayfinding at north drive
Landscaping					landscape beds are manageable size
Irrigation					
Benches, Flagpole, Etc.		✓			minimum benches
Dumpster Enclosure	✓				
Fencing		✓			
Hard Surface Play					none
Drainage		~			no known issues
Surface / ADA Access	~				
Equipment					
Playground					
Athletic Fields		~			track being replaced. ball field appear good
SITE UTILITIES	GOOD	FAIR	POOR	REPLACE	COMMENTS
Storm Water		✓			no known issues
Well / City Water		✓			Water is supplied by the City - No known issues
Septic / Sewer		✓			Septic system is provided on site - no known issues
ARCHITECTURAL					
ACCESSIBILITY	GOOD	FAIR	POOR	REPLACE	COMMENTS
Building Entrances					The majority of the entrances are at grade with proper slopes on approaching concrete, There are 4 exit doors around the building that are not flush to grade. The grade area at the concrete should be raised to meet the concrete walks

Elevator			~		An elevator is not provide for access to the old locker area below the old gym. That space is limited to storage use only
Toilet Rooms			~		The toilet rooms . locker rooms are not barrier fee
Drinking Fountains					High/Low drinking fountains are provided with bottle filler stations
Stairwells	0	0	✓		The stairway to the lower old gym storage area is adequate; barrier free access is not required if the space is used as storage only The stage area does not have barrier free access. A portable ramp of lift should be provided for access. The auditorium seating does not provide barrier free spaces with companion seating.
STRUCTURE	GOOD	FAIR	POOR	REPLACE	COMMENTS
Foundations	✓				Foundations are in good visible condition
Slabs on Grade					Slabs are in good visible condition
Load Bearing Walls / Columns	<u> </u>				Load bearing walls are in good visible condition
Supported Floor Framing	<u> </u>				Floor framing at old gym is in good visible condition
Roof Framing	<u> </u>				Roof framing is in good visible condition
					Trees training to in good visible containen
BUILDING ENVELOPE	GOOD	FAIR	POOR	REPLACE	COMMENTS
Roofing Membrane and Flashings					Entire roofing area has been replaced within the past 5 years
Roof Gutters and Downspouts	0		∠		The downspout to the southside corridor vestibule is missing. This vestibule is in poor condition and should be replaced The gutter and downspout system on the west side of the gym (service courtyard) is in poor condition and should be replaced There is an area on the southside with an improper roof scupper flowing onto the masonry wall. This needs to be reworked to flow away from the wall below
Exterior Walls	<	∠			Exterior walls are fair, there are areas of cracked exterior brick that should be replaced. Control joints should be added to select locations. Exterior control joints should be raked and sealed. The cast stone is showing signs of blue-green algae growth, the algae should be killed, the cast stone cleaned, and sealed and a zinc flashing strip should be cut in on the upper surface of the cast stone. The EIFS systems are in poor condition and should be removed and replaced with aluminum frames, glazing, translucent, panels back to the original masonry rough openings
Wood Windows / Glazing		~	~		The original windows, frames and panels are in poor condition and should be replaced. The exterior exposed steel lintels should be scraped and painted
Trim, Fascia, and Soffits					There are areas of exposed wood fascia that should be wrapped in aluminum, soffits should be painted. Music Room Media Center
Porches	~				Covered entrances are in good condition
Exterior Doors	>		✓		The majority of the exterior entrance doors are in good condition The gym exit doors are in poor condition The south vestibule is in poor condition and should be replaced The overhead garage doors at industrial arts are in poor condition and should be replaced
l l				1	I

SAFETY + SECURITY	GOOD	FAIR	POOR	REPLACE	COMMENTS
Fire Protection		V			The 1998 art, science classroom addition is sprinkled
Egress Windows		~			Egress windows are provided
Stairwells			~		The stair guardrail to the space below the old gym does not meet the requirement for a guardrail. The guardrails and handrails should be replaced to meet code
Card Access	$ lap{}$				A card access system is provided
Security Vestibule	\checkmark				A secure vestibule is provided
Security Camera					Security camera coverage is provided, additional coverage could be added
FOOD SERVICE	GOOD	FAIR	POOR	REPLACE	COMMENTS
Overall Kitchen Condition				CEP EAGE	COMMENTS
Overall Ritchell Condition					The kitchen needs more prep space.
Prep Space					Need additional area / remodel to create more space. Two additional tables with sinks need to be added.
Dishwashing			~		Dish hood is in good condition. Dish exhaust fan needs to be replaced. Replace dishwasher. Replace pot sink. Replace disposal.
Serving Area				~	Serving area is poor. Replace with all new, equipment, counters, utilities, finishes.
Holding Equipment			~		Need to add hot food storage. Add two full sized hot food cabinets for transporting food
Dry Storage					Currently inadequate. Need additional space needs to be created. Need new / more storage shelving
Cooking Equipment					Replace cooking equipment throughout. Rework tilt skillet floor drain to meet code (currently non-tem
Exhaust Hood					Replace exhaust hood
INTERIORS / FINISHES	0000	EAID	DOOD	DED! 4.05	COMMENTO
FLOORING	GOOD	FAIR	POOR	REPLACE	COMMENTS There are a second forward and MOT in head adding a condition
Corridors		\checkmark	\checkmark		There are areas of carpet and VCT in borderline condition that should be replaced
Classrooms		✓			There are several spaces with the original 9x9 tile that should be replaced There are areas of carpet and VCT in borderline condition that should be replaced
Toilet Rooms		~	~		There are other toilet rooms with poor flooring that should be replaced with an overall toilet room remodel
Gymnasium	\checkmark				Wood floors are in good condition
Cafeteria	ightharpoonup				The terrazzo flooring is in good condition
Offices					Main office area flooring is in fair to poor condition and should be replaced
Media Center					Media center flooring is in poor condition and should be replaced
walle	0000	F 1 15	B225	DEEL CO.	COMMENTS
WALLS Corridors	GOOD	FAIR	POOR	REPLACE	0.00
Classrooms					CMU corridor walls are in good to fair condition
					CMU classroom walls are in good to fair condition There are other toilet rooms with poor tile / cmu walls that
Toilet Rooms		~	~		should be replaced with an overall toilet room remodel

Gymnasium	~				CMU walls, murals, pads are in good condition
Cafeteria					CMU painted walls are in fair condition, the wall color / pattern is very institutional and could use an upgrade with painted wall patterns of murals
Offices	~				The painted CMU walls are in good condition
Media Center	✓				CMU painted walls are in good condition, the wall color / pattern appropriate and the murals are awesome
CEILINGS	GOOD	FAIR	POOR	REPLACE	COMMENTS
Corridors					There are other areas of the corridor with poor ceilings that should be replaced
Classrooms					There are other classrooms with poor ceilings (12x12 and 2x4) that should be replaced
Toilet Rooms					There are other toilet rooms with poor ceilings that should be replaced with an overall toilet room remodel
Gymnasium	~				The exposed painted ceilings are in the high school gym are in good conditio. The tectum ceilings in the middle school gym are in fair condition, they are showing signs of age and should be cleaned up, shored up and painted
Cafeteria		~	\blacksquare		The 2x4 ceilings are in fair to poor condition
Offices	Z		~		The 2x2 ceilings are in good condition. There are some areas of 2x4 ceilings in poor condition
Media Center					The 2x2 ceilings are in good condition
	GOOD	FAIR	POOR	REPLACE	COMMENTS
DOORS + HARDWARE	✓	Z	~		There is a mix of newer doors in good condition and old doors with old hardware in poor condition
	GOOD	FAIR	POOR	REPLACE	
INTERIOR BORROWED LIGHTS/ WINDOWS	Z				There are areas of interior borrowed lights and sidelights in good condition
	GOOD	FAIR	POOR	REPLACE	
CABINETS / STORAGE / COUNTERS			☑		There are areas of classrooms with original casework that should be replaced There are areas of countertop at sinks in poor condition that should be replaced
LOCKERS		~			Lockers appear to be in fair condition and should be considered for replacement in the next 6 to 10 years
MECHANICAL					
HVAC	GOOD	FAIR	POOR	REPLACE	COMMENTS
Heating Source and Condition					Two Johnston HW boilers built in 2000, boiler makeup air not per current code, no emergency shutdown switch, need second means of egress, no water treatment
Heating Pumps and Piping					Constant speed (need all that the pumps can do), pump seal leaks when not up to temp, boiler isolation valves (4) seals replaced,
Cooling Source and Condition					Condensing units have reached end of useful life
Cooling Pumps and Piping					None
Ventilation					Poor ventilation in old locker rooms, some exhaust fans not running

Building Management System / Controls					Upgraded in 2018, to ControlNet DDC, replaced actuators, desire trending of water consumption
Energy Efficiency					
Humidifier					none
Room Level Terminal Equipment				Z	Unit ventilators have reached the end of useful life, no cooling in gym, gym unit is noisy, AHU-3 has very poor maintenance access
PLUMBING	GOOD	FAIR	POOR	REPLACE	COMMENTS
Storm System					Two sisterns do not keep up with a heavy storm
Sanitary System					Septic/drain field, no issues raised nor observed
Domestic Water Piping					No backflow preventer, water bills are very high, meter charges without consumption, municipal system is very poor, scale enters building, need a strainer.
Water Heaters				~	Water heater has reached end of useful life
Plumbing Fixtures					Nearing end of useful life
Drinking Fountains					
Fire Protection					Poor access backflow
ELECTRICAL					
	GOOD	FAIR	POOR	REPLACE	COMMENTS
Electrical Service					2000A with 1200A backfeed to exist panel, 208V
Exterior Lighting					
Parking Lot Lighting					Newer LED lighting
Distribution + Branch Panels					Mixture of new and older
Emergency Lighting	\blacksquare				
Receptacles + Circuiting					
Lighting Controls			\blacksquare		No sensors or dimming, doesn't meet current codes.
Public Address System					Has PA system, may be dated
Clock System		~			Has Clock system, some missing clocks and could use update if district utilizes central clock system.
Emergency Power					2015 Cummins Generator with ATS's
Telephone Systems					Fiber from Verizon to Dmarc
Fire Alarm System					
Interior Lighting		\blacksquare			Fluorescent, should switch to LED
TECHNOLOGY					
	GOOD	FAIR	POOR	REPLACE	COMMENTS
Main Distribution Frame + Independent Distribution Frame					There is some IT closest and clean up that could happen. and adding a redundant fiber system could take place
Projectors					In good condition not top of the line projectors but quality Epson 955WH
Student Devices					
Teacher Devices	\checkmark				

					Gobles Field Data Checklist-MS/HS
Wireless System	~				Using current Cisco WAP
Infrastructure					Data cable is in good condition but in preparation for the future upgrading to 6A or fiber would be a recommendation
Paging		Z			Speakers are old and outdated but still work, paging system in fairly new and does not need to be replaced.
Classroom AV		lacksquare			Classroom AV works but school would like to upgrade
Clocks		lacksquare			Clocks are old and outdated but still work
Security Camera					A mix of different cameras throughout the building. school is looking to add a few for more coverage.
Access Control		lacksquare			School would like to add and remove a few doors
PHOTOGRAPHY					
РНОТО	NOTE				
COBLES C. Middle Crickl Cymt Auditorium Supermisenari and Operations once		nted Signage			
	Security cam	era coverage	at main entr	y	

A/I security video / voice doorbell with electronic door locking / access





Area for exterior windows / panels in poor condition Cast stone sills needing to be treated for blue-green algae - clean, seal and provide preventative zinc strip



Typical entry doors, main entry, gym entry are dark bronze aluminum



Exposed wood fascia needing to be covered in aluminum



Exterior stoop at exit door needing to be flush with grade



Exterior stoop at exit door needing to be flush with grade



Gym doors needing replacement Exterior stoop at exit doors needing to be flush with surrounding grade



Exterior Insulation Finish System (EIFS) in good condition



Portion of exterior masonry that is cracking, need to add control joints and replace damaged masonry



Portion of exposed wood fascia and soffits needing to be painted



Area of damaged masonry needing to be replaced Cast stone sill needs to be cleaned / sealed Drainage needs to be corrected



Need to fix drainage scupper to flow away from face of brick



Exterior vestibule in poor condition should be replaced



Overhead doors in poor condition should be replaced



Gym Entry / Cafeteria area



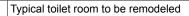
High School gym



Typical toilet room to be remodeled



Cafeteria area with separate kitchen servery





Typical corridor

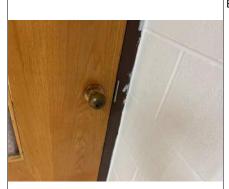


Corridor Lockers





Typical interior classroom



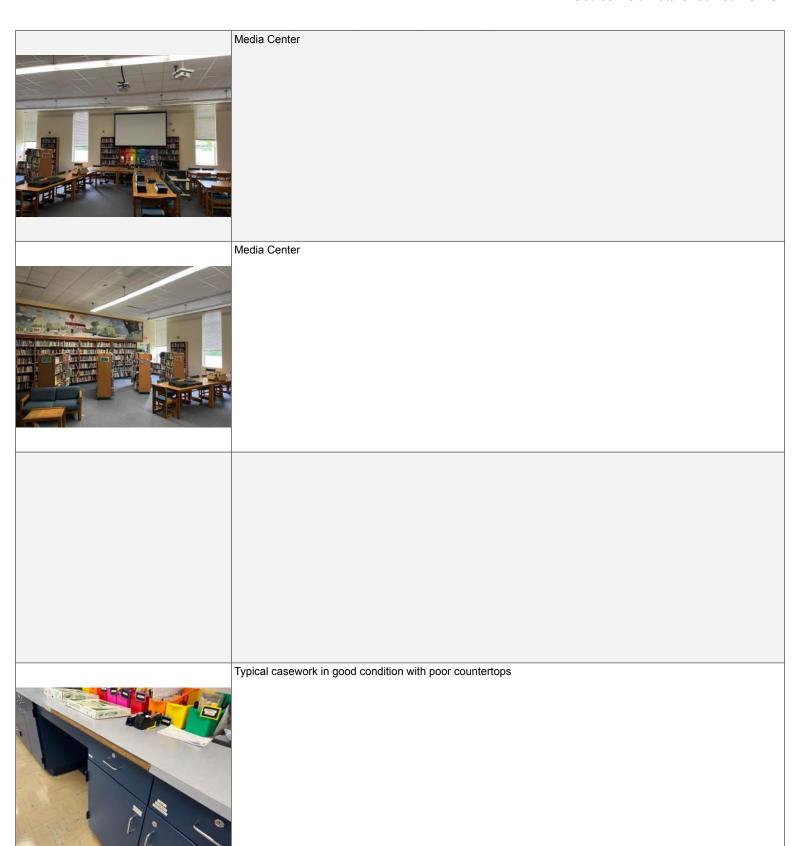
Example of older doors with old hardware



Example of new door with new hardware



Great wrestling / multi purpose room





Good drinking fountain / bottle filler station



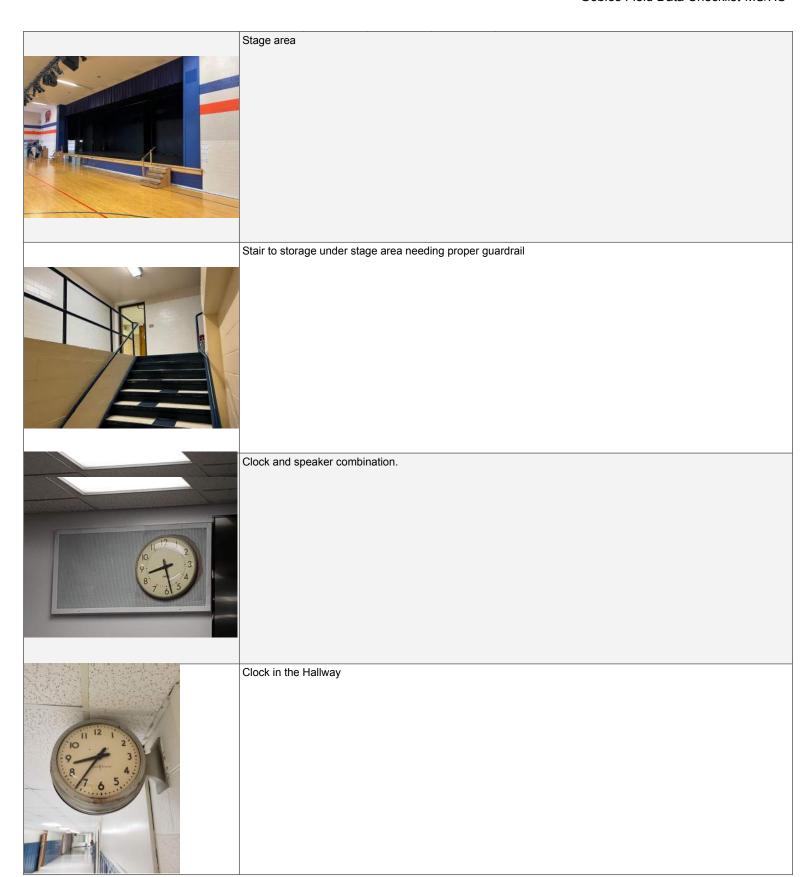


2x2 ceiling in good condition



Middle school gym / auditorium





FACILITIES ASSESSMENT RECOMMENDATIONS





CLIENT:Gobles Middle School and High School DATE: Walk

Through 8/29/2022										
SITE										
PRIORITY	AREA OF CONCERN	NOTES	AREA /	EA / SE / + C	*cost	PED	TO1			AL PROJECT
PRIORITY 1	AREA OF CONCERN add b.f. parking spot	NOTES Sign and striping	QUANTITY 1	EA/SF/eG	\$	750	TO1	750		1,013
1	add bench, match existing	Sigit and striping	4	ea	\$		\$	6,000	\$	8,100
1	allowance for updating courtyard - new walks, benches, landscaping		1	Is	\$	75,000		75,000	_	101,250
Total 1 to 3 years	, , , , , , , , , , , , , , , , , , ,					.,	\$	81,750	\$	110,363
PRIORITY	ADEA OF GOVERN	NOTES	AREA /	E4 (0E (- 0	*0007		T01			AL PROJECT
PRIORITY	AREA OF CONCERN	NOTES	QUANTITY	EA/SF/eG	*COST		тот			COSTS
2 2	Install curbed conc. walk along north drive edge	Mill and Pave	2,000 24,000	sf sf	\$	13		26,000 192,000	_	35,100 259,200
2	Replace car loop and drive asphalt Add wayfinding sign	Willi and Pave	24,000	Is	\$	12,000	\$	12,000	\$	16,200
	Aud wayiiiuiiig sigii		- '	15	\$	-	Ψ	12,000	Ψ	10,200
Total 4 to 6 years							\$	230,000	\$	310,500
			AREA /						TOTA	AL PROJECT
PRIORITY	AREA OF CONCERN	NOTES	QUANTITY	EA/SF/eG	*COST		T01			COSTS
3	HS east lot asphalt replacement		64,000		\$	12		512,000	\$	691,200
3	Add concrete sidewalk along road		1,600	ST	\$	12	\$	19,200	\$	25,920
Total 7 to 10 years							\$	531,200	\$	717,120
. Jan . to 10 years							*	301,200	Ť	7 17,120
Total							\$	842,950	\$	1,137,983
									Ė	
ARCHITECTUR	RAL									
			AREA /							AL PROJECT
PRIORITY	AREA OF CONCERN	NOTES	QUANTITY	EA/SF/eG	*COST		TOT			COSTS
1	Raise grade at exterior exit stoops to allow access to grade without steps		4	ea	\$	750		3,000		4,050
1	Replace damaged sections of exterior masonry	Need to verify quantity	1	allowance	\$	50,000	\$	50,000	\$	67,500
1	Algae should be killed, the cast stone cleaned, and sealed and a zinc flashing strip should be cut in on the upper surf the cast stone	ace of		allow	\$	20,000	\$	20,000	\$	27,000
1	Provide alum wrap on sections of exterior wood soffit		400		\$	40		16,000	_	21,600
1	Replace exterior doors and frames			ea	\$	4,500	\$	18,000	\$	24,300
1	Replace doors to courtyard with new storefront and vision lites		120	sf	\$	80	\$	9,600	\$	12,960
1	Rake and caulk exterior wall joints and control joints		1	allow	\$	20,000	\$	20,000	\$	27,000
1	Clean exterior masonry		1	allow	\$	25,000	\$	25,000	\$	33,750
1	Scrape, paint and caulk exterior steel lintels			allow	\$	30,000	\$	30,000	\$	40,500
1	Replace original windows and retrofit systems back to original masonry openings		4250		\$	75	\$	318,750	\$	430,313
1	Remodel toilet rooms to meet barrier free requirements		5000		\$	175	\$	875,000	\$	1,181,250
1	Replace exterior insulated overhead doors			ea	\$	8,500		25,500		34,425
1	Patch / Repair settling concrete floor slab in the kitchen, repair / caulk tile floor			allow	\$	15,000	\$	15,000	\$	20,250
1	Replace 9x9 floor tile with new VCT/Carpet (includes abatement) Replace carpet and VCT floors (area allowance)		13100		\$	13	\$	170,300 150,000	\$	229,905 202,500
1	Replace interior doors and hardware (number of doors allowance)			ea	\$	2,500	\$	125,000	\$	168,750
1	Replace casework and countertops (area allowance)		1000		\$	700	\$	700,000	\$	945,000
1	Replace chalk board with marker boards		300		\$	90	\$	27,000	\$	36,450
1	Replace cellings (select areas of the building)		20000	sf	\$	8	\$	160,000	\$	216,000
1	Remodel High School locker rooms (make barrier free)		4000	sf	\$	175	\$	700,000	\$	945,000
1	Remodel Middle School locker rooms (make barrier free)		2000	sf	\$	175	\$	350,000	\$	472,500
1	Provide new painted steel guardrail at stairs to storage below stage area		120	If	\$	400	\$	48,000	\$	64,800
									<u> </u>	
									_	
Total 1 to 3 years							\$ 3	3,856,150	\$	5,205,803
			AREA /						TOT/	AL PROJECT
PRIORITY	AREA OF CONCERN	NOTES	QUANTITY	EA/SF/eG	*COST	PER	тот	AL		COSTS
2	Replace carpet and VCT floors (area allowance)		15,000	+	\$	10	\$	150,000		202,500
2	Replace lockers			ea	\$	225	\$	123,750	\$	167,063
2	Replace interior doors and hardware (number of doors allowance)			ea	\$	2,500		125,000	_	168,750
2	Replace casework and countertops (area allowance)		1000		\$	700	\$	700,000	_	945,000
2	Replace ceilings (select areas of the building)		20000	sf	\$	8		160,000	\$	216,000
Total 4 to 6 years							\$ 1	,258,750	\$	1,699,313
			AREA /						TOTA	AL PROJECT
PRIORITY	AREA OF CONCERN	NOTES		EA/SF/eG	*COST	PER	тот	AL		COSTS
3	Add daylighting to classroom spaces with small window openings			classrooms	\$	10,000		100,000	_	135,000
3	Replace HS bleachers		1200		\$	190	\$	228,000	\$	307,800
3	Provide sprinkler protection to the remainder of the building		80000	sf	\$	6		480,000	_	648,000
Total 7 to 10 years							\$	808,000	\$	1,090,800
Tatal							-	000 000		7.005.045
Total			+				\$ 5	,922,900	\$	7,995,915
FOOD CEDICO										
FOOD SERVIC									T	U DESC
PRIORITY	AREA OF CONCERN	NOTES	AREA /	EA/SF/eG	*COST	PER	TOT	AL	IOTA	AL PROJECT

		1					,		1
1	Kitchen - Dishwashing - Kitchen - Replace dish exhaust fan, dishwasher, pot sink and disposal		1	Is	\$	34,000	\$ 34,	000 5	\$ 45,900
	Kitchen - Serving Area - Entire renovation with all new equipment. 5 stations:								
	Pizza								
	Deli Grill								
	Traditional								
1	Grab and Go 2 cashiers		1	Is	\$	250,000	\$ 250,	000	\$ 337,500
1	Kitchen - Holding Equipment - Hot food cabinets to transport food to Elem.		-	Is	\$	12,000	\$ 12,0		
1	Kitchen - Dry Storage - Remodel kitchen areas to add square footage for dry storage.			Is	\$	5,000		000 \$	
	Kitchen - Cooking Equipment -				Ť	-,,,,,,	-,		7 2,1.22
	Replace cooking equipment								
1	(2) double convection ovens 10 pan Accu-Temp Steamer		1	Is	\$	100,000	\$ 100,	000	\$ 135,000
1	Kitchen - Exhaust - Replaced exhaust hood		1	Is	\$	65,000	\$ 65,	-	
1	Kitchen - Drain - Replace / rework tilt skillet drains to be meet code. Currently non-tempered		1	ls	\$	7,000		000 5	
Total 1 to 3 years							\$ 473,	000	\$ 638,550
PRIORITY	AREA OF CONCERN	NOTES	AREA /	EA/SF/eG	*co	ST PER	TOTAL	1	TOTAL PROJECT
2					\$	-	\$	- 8	\$ -
2					\$	-	\$	- 8	\$ -
2					\$	-	\$	- 5	\$ -
Total 4 to 6 years							\$	- 5	\$ -
PRIORITY	AREA OF CONCERN	NOTES	AREA /	EA/SF/eG	*co	ST PER	TOTAL	1	TOTAL PROJECT
3					\$	-	\$	- 5	\$ -
3					\$	-	\$	- 5	\$ -
3					\$	-	\$	- 5	\$ -
Total 7 to 10 years							\$	- 5	\$ -
Total							\$ 473,	000 \$	\$ 638,550
MECHANICAL									
			AREA /					1	TOTAL PROJECT
PRIORITY	AREA OF CONCERN	NOTES		EA/SF/eG		ST PER	TOTAL	200 (COSTS
1	Replace unit ventilators and condensing units	22 Rooms		ea	\$			-	
1	Provide cooling in gym, provide improved access to AHU-3, reduce noise from gym AHU		1	ea	\$	65,000	\$ 65,	000	\$ 87,750
1	Provide DDC trending of whole building water consumption, replace water meter, add backflow preventer and strainer		1	ea	\$	10,000	\$ 10,0	000 8	\$ 13,500
1	Replace water heater	80 Gallon, 200 MBH	1	ea	\$	15,000	\$ 15,0	000	\$ 20,250
Total 1 to 3 years							\$ 860,	000 \$	\$ 1,161,000
PRIORITY	ADEA OF CONCEDN	NOTES	AREA /	EA / SE / oG	****	et ded	TOTAL	1	TOTAL PROJECT
PRIORITY 2	AREA OF CONCERN	NOTES	QUANTITY	EA/SF/eG		ST PER	TOTAL		COSTS
2	AREA OF CONCERN	NOTES	QUANTITY 1	EA/SF/eG	\$	ST PER	\$	- 5	COSTS -
2 2	AREA OF CONCERN	NOTES	1 1	EA/SF/eG	\$	ST PER -	\$	- S	COSTS
2 2 2	AREA OF CONCERN	NOTES	QUANTITY 1	EA/SF/eG	\$	ST PER - -	\$	- \$	COSTS
2 2	AREA OF CONCERN	NOTES	1 1	EA/SF/eG	\$	ST PER -	\$ \$ \$	- S	COSTS
2 2 2 Total 4 to 6 years			1 1 1 AREA /		\$ \$	-	\$ \$ \$	- \$ - \$ - \$	COSTS
2 2 2 Total 4 to 6 years PRIORITY	AREA OF CONCERN	NOTES	QUANTITY 1 1 1 AREA / QUANTITY	EA/SF/eG	\$ \$ \$	ST PER	\$ \$ \$ TOTAL	- 5 - 5 - 5	COSTS
2 2 2 Total 4 to 6 years PRIORITY 3			1 1 1 AREA /	EA/SF/eG	\$ \$ \$ *CO	-	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- \$ - \$ - \$ - \$	COSTS \$ - \$ - \$ - TOTAL PROJECT COSTS \$ 40,500
2 2 2 2 Total 4 to 6 years PRIORITY 3 3	AREA OF CONCERN		QUANTITY 1 1 1 AREA / QUANTITY	EA/SF/eG	\$ \$ *CO \$	ST PER	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	COSTS \$ - \$ - \$ - TOTAL PROJECT COSTS \$ 40,500 \$ -
2 2 2 Total 4 to 6 years PRIORITY 3 3 3 3	AREA OF CONCERN		QUANTITY 1 1 1 AREA / QUANTITY	EA/SF/eG	\$ \$ \$ *CO	ST PER	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	COSTS \$ - \$ - \$ - TOTAL PROJECT COSTS \$ 40,500 \$ - \$ -
2 2 2 2 Total 4 to 6 years PRIORITY 3 3	AREA OF CONCERN		QUANTITY 1 1 1 AREA / QUANTITY	EA/SF/eG	\$ \$ *CO \$	ST PER	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	- \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	COSTS \$ - \$ - \$ - TOTAL PROJECT COSTS \$ 40,500 \$ - \$ -
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Total						\$ 1,308,550	\$ 1,766,543
TECHNOLOGY	Y						
PRIORITY	AREA OF CONCERN	NOTES	AREA / QUANTITY	EA/SF/eG	*COST PER	TOTAL	TOTAL PROJECT COSTS
1	Upgrade Paging Speakers		50	ea	\$ 750	\$ 37,500	\$ 50,625
1	Upgrade Clocks		50	ea	\$ 750	\$ 37,500	\$ 50,625
1	Upgrade Classroom AV system		34	ea	\$ 3,500	\$ 119,000	\$ 160,650
1	Access Control		4	ea	\$ 2,500	\$ 10,000	\$ 13,500
1	Security Camera		15	ea	\$ 2,000	\$ 30,000	\$ 40,500
Total 1 to 3 years						\$ 234,000	\$ 315,900
PRIORITY	AREA OF CONCERN	NOTES	AREA / QUANTITY	EA/SF/eG	*COST PER	TOTAL	TOTAL PROJECT COSTS
2	Redundant Fiber Backbone		2	ea	\$ 7,500	\$ 15,000	\$ 20,250
2	Horizontal Cabling Upgrade		450	ea	\$ 400	\$ 180,000	\$ 243,000
2	Upgrade/Clean Up IT Rooms		3	ea	\$ 6,500	\$ 19,500	\$ 26,325
Total 4 to 6 years						\$ 214,500	\$ 289,575
			AREA /				TOTAL PROJECT
PRIORITY	AREA OF CONCERN	NOTES	QUANTITY	EA/SF/eG		TOTAL	COSTS
3					\$ -	1 *	
3					\$ -	\$	
3					\$ -	\$	
Total 7 to 10 years						\$	
Total						\$ 448,500	\$ 605,475
Total						\$ 440,500	\$ 605,475
					TOTAL (1 to 3 year	\$ 5,504,900	\$ 7,431,615
					TOTAL (4 to 6 year TOTAL (7 to 10 year		
					GRAND 101	\$ 9,855,900	\$13,305,465

GOBLES PUBLIC SCHOOLS



ELEMENTARY SCHOOL





FACILITIES ASSESSMENT DATA



CLIENT: Gobles Public Schools Year Built 1961, 1967, 1987, 1998, 2004, 2015

BUILDING: Gobles Elementary School Area (sf) 78,000

DATE: Walk-Through 8/29/2022 Grades K-6

Good = Item meets current and future needs, no recommendation for improvement for the next 10 years
Fair = Item meets current use, showing signs of age and should be replaced in the next 10 years
Poor = Item is nearing the end of it's useful life, current need, should be replaced in the next 5 years
Replace = Item no longer meets current use, is outdated, does not meet code, and should be replaced in the next 3 years

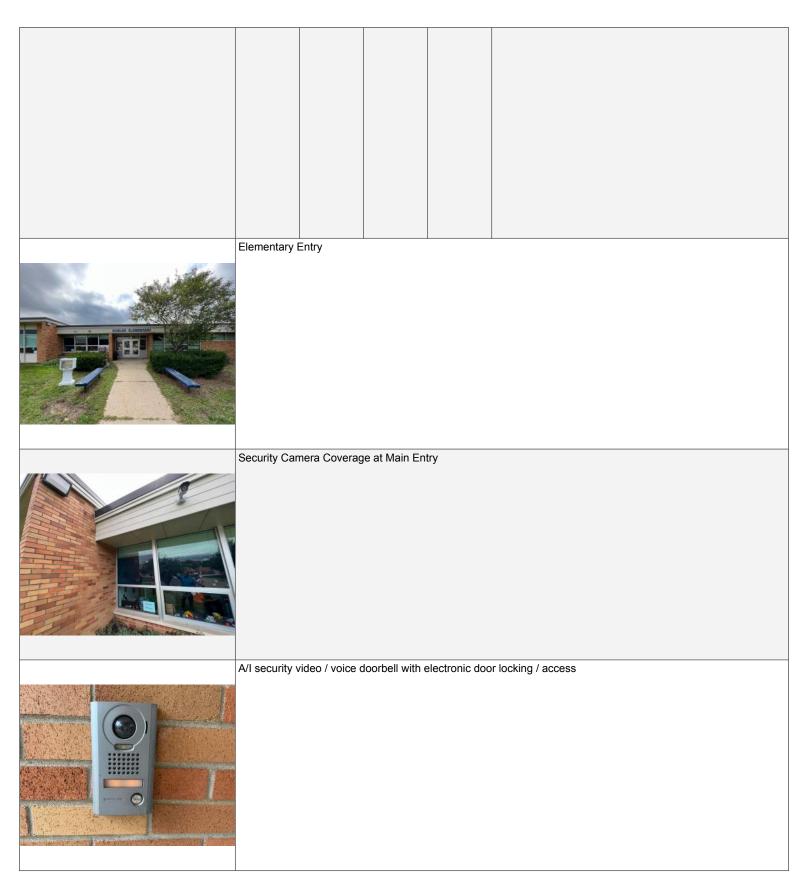
replace - item no longer meets current use, is of	,				· · your
SITE					
PARKING LOTS	GOOD	FAIR	POOR	REPLACE	COMMENTS
Quantity		\checkmark			ok for daily use
Condition					more cracking than HS. staff and play area worse
Barrier Free Parking			Z		staff parking lacking
Curbs		ightharpoons			
Drainage		ightharpoons			no known issues
				'	
PEDESTRIAN SERVICES	GOOD	FAIR	POOR	REPLACE	COMMENTS
Sidewalks and Curbs		ightharpoons			lacking connect from staff parking at south end
Barrier Free Access					lacking in staff parking
OUTDOOR ELEMENTS	GOOD	FAIR	POOR	REPLACE	COMMENTS
Signage		~			wayfinding provided
Landscaping		ightharpoons			well established ivy
Irrigation					
Benches, Flagpole, Etc.			ightharpoonup		no benches at enty
Dumpster Enclosure			~		exposed to play area
Fencing			\checkmark		vine covered sections east of staff parking
Hard Surface Play			ightharpoons		weed filled cracks
Drainage					no known issues
Surface / ADA Access				~	no access to play equipment
Equipment			\checkmark		equipment has parts could be replaced
Playground					unsafe playground mulch areas do not meet code
Athletic Fields					
SITE UTILITIES	GOOD	FAIR	POOR	REPLACE	COMMENTS
Storm Water		\blacksquare			no known issues
Well / City Water					Water is supplied by the City - no known issues
Septic / Sewer					
ARCHITECTURAL					
ACCESSIBILITY	GOOD	FAIR	POOR	REPLACE	COMMENTS
Building Entrances	~				The main entry walk is steeper than the required 1:20 slope for barrier free. The majority of the remaining entrances are at grade with proper slopes on approaching concrete, There are 2 exit doors from the gym that are not flush to grade. The grade area at the concrete should be raised to meet the concrete walks

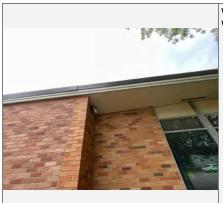
Elevator					Not applicable
Toilet Rooms			Z		Toilet rooms other than the 2004 addition are not barrier free compliance. They should be upgraded to meet barrier free
Drinking Fountains		~			High/Low drinking fountains are provided with bottle filler stations
Stairwells					Not applicable
STRUCTURE	GOOD	FAIR	POOR	REPLACE	COMMENTS
Foundations					Foundations are in good visible condition
Slabs on Grade	ightharpoons				Slabs are in good visible condition
Load Bearing Walls / Columns	lacksquare				Load bearing walls are in good visible condition
Supported Floor Framing					Not applicable
Roof Framing	V				Roof framing is in good visible condition
					3 3
BUILDING ENVELOPE	GOOD	FAIR	POOR	REPLACE	COMMENTS
Roofing Membrane and Flashings			~		Roofing is durolast membrane. Warranties have expired. The roofing should be replaced
Roof Gutters and Downspouts					Not applicable
Exterior Walls	✓	▽			Exterior walls are fair, there are areas of cracked exterior brick that should be replaced. Control joints should be added to select locations. Exterior control joints should be raked and sealed. The cast stone is showing signs of blue-green algae growth, the algae should be killed, the cast stone cleaned, and sealed and a zinc flashing strip should be cut in on the upper surface of the cast stone. The EIFS systems are in poor condition and should be removed and replaced with aluminum frames, glazing, translucent, panels back to the original masonry rough openings
Windows / Glazing		~			The original windows, frames and panels are in poor condition and should be replaced. Exterior exposed steel lintels should be scraped and painted The 2004 addition windows are satisfactory
Trim, Fascia, and Soffits		~			There are areas of wood soffits in poor condition that should be removed / replaced and wrapped in aluminum. The high roof soffits at the multi purpose rooms are in poor condition and should be replaced
Porches		~			The overhang at the entrance from the playground area walls should be removed and reconstructed with a new entrance canopy.
Exterior Doors		~	~		A few openings on the perimeter are old hollow metal and need to be replaced.
SAFETY + SECURITY	GOOD	FAIR	POOR	REPLACE	COMMENTS
Fire Protection					The 2004 addition is sprinkled, the remaining is not
Egress Windows					Egress windows are provided
Stairwells					Not applicable
Card Access					A card access system is provided
Security Vestibule	\blacksquare				A secure vestibule is provided
Security Camera					Security camera coverage is provided, additional coverage could be added
FLOORING	GOOD	FAIR	POOR	REPLACE	COMMENTS

Corridors		☑	∠		The 2004 addition flooring is in fair condition There are areas of carpet and VCT in borderline condition that should be replaced
Classrooms		✓	✓		The 2004 addition flooring is in fair condition There are several spaces with the original 9x9 tile that should be replaced There are areas of carpet and VCT in borderline condition that should be replaced
Toilet Rooms					The 2004 addition flooring is in fair condition There are other toilet rooms with poor flooring that should be replaced with an overall toilet room remodel
Gymnasium	$\overline{}$				Wood floors are in good condition
Cafeteria					The 2004 addition flooring is in fair to poor condition, the VCT has not held up in this space as well as other spaces built at the same time'
Offices					Main office area flooring is in fair to poor condition and should be replaced
Media Center					Media center flooring is in fair to poor condition and should be replaced
					COMMENTS
WALLS	GOOD	FAIR	POOR	REPLACE	
Corridors					CMU corridor walls are in good to fair condition
Classrooms					CMU classroom walls are in good to fair condition
Toilet Rooms			~		The 2004 addition toilet room walls are in fair condition There are other toilet rooms with poor tile / cmu walls that should be replaced with an overall toilet room remodel
Gymnasium					CMU walls, murals, pads are in good condition
Cafeteria					CMU painted walls are in fair condition, the wall color / pattern is very institutional and could use an upgrade with painted wall patterns of murals
Offices					The painted CMU walls are in good condition
Media Center					CMU painted walls are in good condition, the wall color / pattern appropriate and the murals are awesome
CEILINGS	GOOD	FAIR	POOR	REPLACE	COMMENTS
Corridors	Z	✓	Z		The 2004 addition ceilings are in good condition There are other areas of the corridor with poor ceilings that should be replaced
Classrooms			~		The 2004 addition ceilings are in good condition There are other classrooms with poor ceilings (12x12 and 2x4) that should be replaced
Toilet Rooms					The 2004 addition toilet room walls are in fair condition There are other toilet rooms with poor ceilings that should be replaced with an overall toilet room remodel
Gymnasium	\checkmark				THe exposed painted ceilings are in good condition
Cafeteria	ightharpoonup				The 2x2 ceilings are in good condition
Offices					The 2x2 ceilings are in good condition
Media Center					The 2x4 ceilings are in fair condition and should be replaced with new 2x2 within the next 10 years
	GOOD	FAIR	POOR	REPLACE	COMMENTS
DOORS + HARDWARE			Z		There is a mix of newer doors in good condition and old doors with old hardware in poor condition
	GOOD	FAIR	POOR	REPLACE	

INTERIOR BORROWED LIGHTS/ WINDOWS	~				There are areas of interior borrowed lights and sidelights in good condition
					3555 55.18.18.51
	GOOD	FAIR	POOR	REPLACE	
CABINETS / STORAGE / COUNTERS		✓	☑		There are areas of classrooms with original casework that should be replaced There are areas of countertop at sinks in poor condition that should be replaced
LOCKERS					Lockers appear to be in fair condition and should be considered for replacement in the next 6 to 10 years
FOOD SERVICE	GOOD	FAIR			COMMENTS
Overall Kitchen Condition					Kitchen is very hot, needs exhaust - A/C added
Prep Space					Finishes are poor and need to be replaced: Flooring Ceilings Need additional prep tables (2) portable
Dishwashing					Dishwashing is good
Serving Area					Replace serving equipment: 5 well hot food table Additional counter space 62" cold food table Hot food cabinet 2 door refrigerator hand washing sink
Holding Equipment			~		Need to add hot food storage. Add two full sized hot food cabinets for transporting food
Dry Storage			~		Need to remove of old walk-in cooler to create new dry storage space Need additional shelving
Cooking Equipment	ightharpoons				Cooking equipment is good
Exhaust Hood	ightharpoonup				Exhaust hood is good
MECHANICAL					
HVAC	GOOD	FAIR	POOR		COMMENTS
Heating Source and Condition					Replace East Boiler Room equipment (all)
Heating Pumps and Piping					Replace East Boiler Room equipment (all), replace below slab HVAC piping
Cooling Source and Condition					
Cooling Pumps and Piping					None
Ventilation					No ventilation in cafe, window units in office, Poor indoor air quality evident with dust spots at diffusers
Building Management System / Controls		Z			Upgraded in 2018, to ControlNet DDC, replaced actuators, desire trending of water consumption
Energy Efficiency					
Humidifier					None
Room Level Terminal Equipment				\blacksquare	Replace unit old ventilators (some are new)
					, , , ,
PLUMBING	GOOD	FAIR	POOR	REPLACE	COMMENTS
Storm System					Two sisterns do not keep up with a heavy storm
Sanitary System		~			Septic/drain field, no issues raised nor observed

Domestic Water Piping					Replace below slab plumbing (1963&67), add backflow preventer and strainer, replace meter
Water Heaters		\checkmark			
Plumbing Fixtures		~			
Drinking Fountains					
Fire Protection		\checkmark			
ELECTRICAL					
	GOOD	FAIR	POOR		COMMENTS
Electrical Service					1200A, and (3) 400A breakers, patched together.
Exterior Lighting					
Parking Lot Lighting					
Distribution + Branch Panels					Some older branch panels and original distribution panels.
Emergency Lighting	\blacksquare				
Receptacles + Circuiting		~			
Lighting Controls					
Public Address System					Has PA system, may be dated.
Clock System					Has clock system, may be dated and not in all rooms.
Emergency Power	~				Newer Cummins generator system
Telephone Systems		~			
Fire Alarm System					EST (smoke detection was inconsistent, may require more coverage for adequate detection)
Interior Lighting					Fluorescent dated lights in most spaces.
TECHNOLOGY					
	GOOD	FAIR	POOR	REPLACE	COMMENTS
Main Distribution Frame + Independent Distribution Frame		~			There is some IT closest and clean up that could happen. and adding a redundant fiber system could take place
Projectors					In good condition not top of the line projectors but quality Epson 955WH
Student Devices					
Teacher Devices					
Wireless System					Using current Cisco WAP
Infrastructure	~				Data cable is in good condition but in preparation for the future upgrading to 6A or fiber would be a recommendation
Paging					Speakers are old and outdated but still work, paging system in fairly new and does not need to be replaced.
Classroom AV		~			Classroom AV works but school would like to upgrade
Clocks					Clocks are old and outdated but still work
Security Camera		~			A mix of different cameras throughout the building. school is looking to add a few for more coverage.
Access Control		\checkmark			School would like to add and remove a few doors





Wood fascia needing to be wrapped in aluminum Wood soffit needing to be patched/repaired and painted





Exterior stoop at exit door needing to be flush with surrounding grade



Exterior stoop at exit door needing to be flush with surrounding grade





Exterior Insulation Finish System (and windows) in poor condition



Exterior Insulation Finish System (and windows) in poor condition

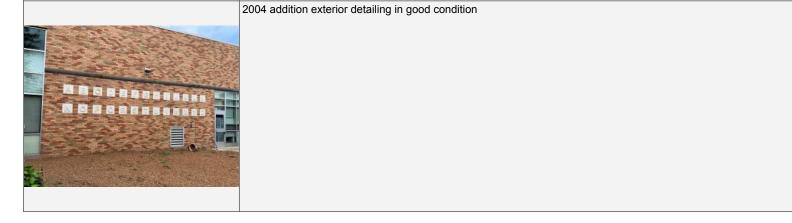


South playground entry canopy / masonry needing to be replaced



Cast stone details with blue-green algae needing to be treated, cleaned, sealed and a preventative zinc strip added to the top side of the cast stone







Cafeteria Good 2x2 ceilings VCT flooring in fair condition Space needs color / murals



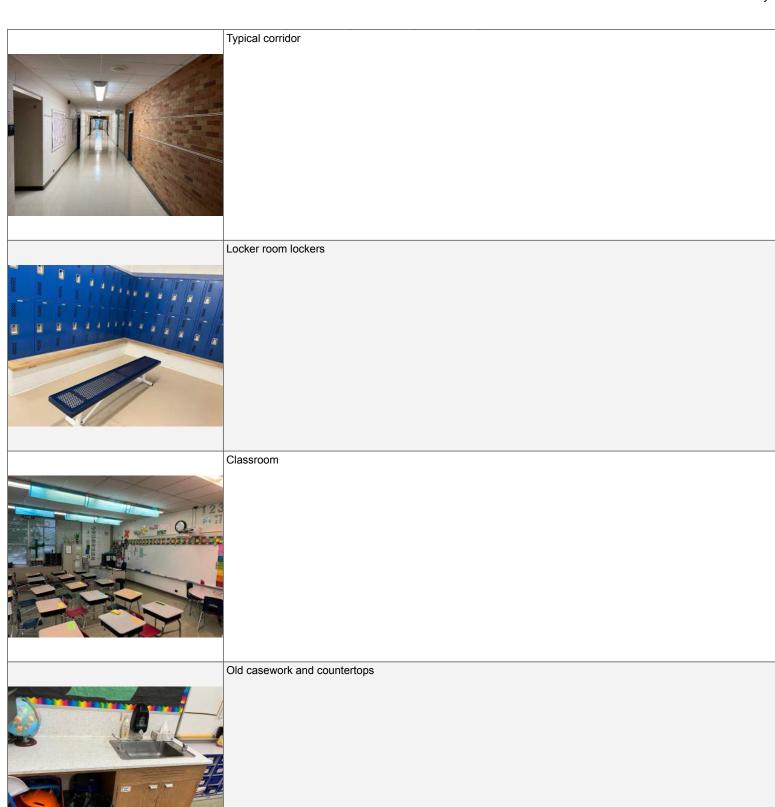


Toilet Room



Toilet Room inside classroom







New casework and countertops



Good drinking fountains / bottle filler stations



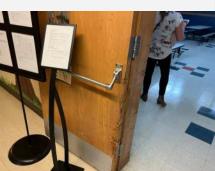
Media Center



Awesome murals



Typical Yeti sighting



Mix of older doors with older hardware



Mix of newer doors with newer hardware



Clock and speaker combination.



Clock in the Hallway





CLIENT: Gobles Elementary DATE: Walk Through 8/29/2022

PRINCEST March of State Princes March of	Through 8/29/2022										
PRINCES CONCESSION Content of the Content of	SITE										
The content of the	PRIORITY	AREA OF CONCERN	NOTES		EA/SF/eG		*COST PER		TOTAL		
The Company	1	Main Entry walk is steeper than the 1:20 ramp slope for barrier free entrances	meet a.d.a	4,000	sf	\$	15	\$	60,000	\$	81,000
To Paper (methodores)	1	Play equip. conc. walks / edging	meet a.d.a	4,000	sf	\$	12	\$	48,000	\$	64,800
1 Section Sections of maintening orgons 1 2 9 5 1,00 5 3,000			•					_			27,000
PRODUCT PROD			50% repair / 50% replace		-	-		-		•	
PROPERTY RELATE COUNTY PROPERTY PROP		Replace benches at main entry doors		2	ea	\$	1,500	-			4,050
PRODUTY SELAN OF CONCERN	lotal 1 to 3 years							\$	256,000	\$	345,600
2	PRIORITY	AREA OF CONCERN	NOTES		EA/SF/eG		*COST PER		TOTAL		
2 Pays and appelling placement	2	West lot asphalt replacement		42,000	sf	\$	8	\$	336,000	\$	453,600
2 Repose cast definitions of the cast	2	East lot asphalt replacement		18,000	sf		8	\$	144,000	\$	194,400
2 Repaired targetion, additionable and entire of the pairs 2 Sanderine Services 1 S \$ 2,000				<u> </u>	sf			_		\$	172,800
2				<u> </u>	lf	+ -		-		\$	67,500
PRODUCT AREA OF CONCERN NOTES AREA OF CONCERN TOTAL ORDINARY ALARA POR CONCERN TOTAL ORDINARY TOTAL ORDINARY TOTAL ORDINARY TOTAL ORDINARY TOTAL POR CONCERN TOTAL POR CON			2 - 6' backless benches					<u> </u>			
## PRODUCTY ## AREA OF CONCERN ## AREA OF CO		Add conc. Walk from staff parking to south door		400	ST	\$	12	-		\$ e	
PRODUCT STATE CONCERN NOTES QUANTITY EA 19 19 19 19 19 19 19 19	Total 4 to 6 years							Ą	002,000	•	921,780
3 Section Se	PRIORITY	AREA OF CONCERN	NOTES		EA/SF/eG		*COST PER		TOTAL		
Total						\$	-	\$	-		
Total Total Pages	3						=	\$	-		
## ARCHITECTURAL PRIORITY BASE OF CONCISION ARCHITECTURAL PRIORITY BASE OF CONCISION TOTAL PROJECT A Sear quiet of service set concers below set service where the service set concers below set of the service set of the service set concers below set of the service set of the set of the service se						\$	-	-	-		
## AREA OF CONCERN ***********************************	Total 7 to 10 years							\$	-		
## AREA OF CONCERN ***********************************						_				_	
PRIORITY AREA OF CONCERN NOTES OLIVER COST PER TOTAL PROJECT	Total							\$	938,800	\$	1,267,380
PRODUCT AREA OF CONCERN TOTAL COST PREP	ARCHITECTU	RAL									
1 Add Selection Challeng groups and siles servicing groups 2 2 2 2 5 5,000 5 1,000 1 1,000	PRIORITY	AREA OF CONCERN	NOTES		EA/SF/eG		*COST PER		TOTAL		
State goals of entire cent latops to silve accords by cent without depos 1.000 1			NOTES			\$		\$			40,500
Policy and compared sections of electric word order 1 1 1 1 1 1 1 1 1	1			+	-	_		_			13,500
The last and studies wall joints and control prices or and prices of a unit prices or and prices of a unit prices or and prices of a phage dark and prices of a phage dark and prices of a phage dark and prices of a phage of a phag	1	Replace roof system, complete tear off, new insulation, membrane and face metal (50% of the roof area)		39,000	sf	\$	15	\$	585,000	\$	789,750
1 Registe designed sections of entires researcy or entires to light groups of anne. Remose and rebuild of sections and rebuild sections and rebuild sections and rebuild s	1	Replace damaged sections of exterior wood soffit		3,000	If	\$	35	\$	105,000	\$	141,750
1 Reglace designed missarry or entiration to judge/count airsis - Remove and relative entirates cancey 1 allow 5 45,000 5 60,75						<u> </u>		_		-	20,250
Algae mouto be Nicet me coast stance centered, and selected and a zinc flashing strip should be and in on the upper surface 1						-		-		•	54,000
1 of five cast drove	1			1	allow	\$	45,000	\$	45,000	\$	60,750
1 Provide animum warp owe exposed exposed services areas 1 S \$ 1,000 \$ 1,300 \$ 1,300 1 Register original windows and redortly splems (ES) back to original macrony openings 1 Register original windows and redortly splems (ES) back to original macrony openings 1 Register original windows and redortly splems (ES) back to original macrony openings 1 Register original windows and redortly splems (ES) back to original macrony openings 1 Register original windows and redortly splems (ES) back to original macrony openings 1 Register original windows and redortly splems (ES) back to original macrony openings 1 Register original windows and redortly splems (ES) back to original macrony openings 1 Register original windows and redortly splems (ES) back to original macrony openings 1 Register original windows and redortly splems (ES) back to original macrony openings 1 Register original windows and redortly splems (ES) back to original macrony openings 1 Register original windows (ES) Regist	1			1	allow	\$	15,000	\$	15,000	\$	20,250
1 Replace original windows and midned togethmic (BFS) back to original misconry openings 9,700 et 5 76, 5 5,55,000 5 7,907,75 1 Replace and this company in the patients of the patien	1	Provide aluminum wrap over exposed wood fascia areas		1	Is	\$		\$		\$	13,500
1 Replace careful rotters, Sames and hutbasers 9 in a \$ 4,500 \$ 4,0500 \$ 5,457 1 Remodel bold more programments 10000 1 \$ 175 \$ 175,000 \$ 2,0500 1 Remodel bold more programments 1,0000 1 \$ 1,000 \$ 1,0000 \$ 1,0000 1 Replace careful with programments 1,0000 1 \$ 1,000 \$ 1,0000 \$ 1,0000 1 Replace careful with profit with programment 1,0000 1 \$ 1,0000 \$ 1,0000 \$ 1,0000 1 Replace careful with profit with pr	1	Scrape, paint and caulk exterior steel lintels		1	allow	\$	20,000	\$	20,000	\$	27,000
1 Remode lichter trans to meet barner free requirements 1000 of \$ 175 00 \$ 228,25	1	Replace original windows and retrofit systems (EIFS) back to original masonry openings		7000	sf	<u> </u>	75	\$	525,000	\$	708,750
Part ordination walls, with patterns, colors and muratis 1 allow 5 12,00 5 16,						-		_		\$	54,675
1 Remodel kitchen finishes 1,000 of \$ \$ 50,000 \$ \$ \$ 50,000 \$ \$ \$ \$ 50,000 \$ \$ \$ \$ \$ 50,000 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	1			1000		_		<u> </u>			
1 Replace position the with new VCT/Carpot (includes abdament) 11000 of \$ 113 \$ 143,000 \$ 193,050 1 Replace carring to elect portions of the building) 20000 of \$ 10 \$ 200,000 \$ 270,000 1 Replace carring to elect portions of the building) 20000 of \$ 10 \$ 200,000 \$ 270,000 1 Replace carring to elect portions of the building) 20000 of \$ 10 \$ 200,000 \$ 270,000 1 Replace carring to elect portions of the building) 20000 of \$ 1000 of \$ 700,000 \$ 945,000 1 Replace carring to elect portions of the building) 20000 of \$ 1000 of \$ 700,000 \$ 945,000 \$ 12,150 1 Replace carring to elect portions of the building) 20000 of \$ 1000	1			1,000		-		-			
1 Replace carpot and VCT floors (area allowance) 20000 of \$ 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0						-		_			
1 Replace callings (select portions of the building) 20,000 5 \$ \$ \$ \$ \$ \$ \$ \$ \$						_		-		•	270,000
1 Replace casework and countertops (see a allowance) 30 en \$ 2,500 \$ 75,000 \$ 945,000 1 Replace casework and countertops (see a allowance) 1000 if \$ 700 \$ 700,000 \$ 945,000 1 Replace casework and countertops (see a allowance) 1000 if \$ 90 \$ 90,000 \$ 12,150 1 Replace casework and countertops (see a allowance) 1000 if \$ 90 \$ 90,000 \$ 12,150 1 Replace casework and with marker boards 1000 if \$ 90 \$ 90,000 \$ 12,150 1 Replace casework and with marker boards 1000 if \$ 90 \$ 90,000 \$ 12,150 1 Replace casework and with marker boards 1000 if \$ 90 \$ 90,000 \$ 12,000 2 Replace casework and vol. (see a allowance) 1000 if \$ 1000 \$ 1000 2 Replace casework and VCT floors (see a allowance) 1000 if \$ 1000 \$ 1000 2 Replace casework and VCT floors (see a allowance) 1000 if \$ 1000 \$ 1000 2 Replace casework and VCT floors (see a allowance) 1000 if \$ 1000 \$ 1000 3 Replace casework and VCT floors (see allowance) 1000 if \$ 1000 \$ 1000 3 Replace casework and VCT floors (see allowance) 1000 if \$ 1000 \$ 1000 3 Replace casework and VCT floors (see allowance) 1000 if \$ 1000 \$ 1000 3 Replace casework and VCT floors (see allowance) 1000 if \$ 1000 \$ 1000 4 Replace casework and VCT floors (see allowance) 1000 if \$ 1000 \$ 1000 5 Replace casework and VCT floors (see allowance) 1000 if \$ 1000 \$ 1000 6 Replace casework and VCT floors (see allowance) 10000 if \$ 1000 \$ 1000 \$ 1000 6 Replace casework and VCT floors (see allowance) 10000 if \$ 1000 \$ 1000 \$ 1000 6 Replace casework and VCT floors (see allowance) 10000 if \$ 1000						\$		-		\$	216,000
1 Replace chalk board with marker boards	1	Replace interior doors and hardware (number of doors allowance)		30	ea	\$	2,500	\$	75,000	\$	101,250
Total 1 to 3 years	1	Replace casework and countertops (area allowance)		1000	sf	-		\$	700,000	\$	945,000
PRIORITY AREA OF CONCERN	1	Replace chalk board with marker boards		100	If	\$	90	\$	9,000	\$	12,150
PRIORITY AREA OF CONCERN	Total 1 to 3 years							s	2 964 500	s	4 002 075
PRIORITY AREA OF CONCERN NOTES QUANTITY EA / SF / eG "COST PER TOTAL COSTS COST PER TOTAL COSTS COST PER S S S S S S S S S	Total 1 to 0 your							Ť	2,001,000		
2 Replace carpet and VCT floors (area allowance) 20,000 sf \$ 10 \$ 200,000 \$ 270,000	PRIORITY	AREA OF CONCERN	NOTES		EA/SF/eG		*COST PER		TOTAL		
2 Replace ceilings (select portions of the building) 20,000 sf \$ 8 \$ \$ 160,000 \$ 216,000	2	Replace roof system, complete tear off, new insulation, membrane and face metal (50% of the roof area)		39,000	sf	\$	15	\$	585,000	\$	789,750
Total 4 to 6 years NOTES AREA / QUANTITY EA / SF / eG *COST PER TOTAL TOTAL PROJECT COSTS	2	Replace carpet and VCT floors (area allowance)		20,000	sf	_	10	\$	200,000	\$	270,000
NOTES NOTES QUANTITY EA / SF / eG COST PER TOTAL TOTAL PROJECT COSTS	2	Replace ceilings (select portions of the building)		20,000	sf	\$	8	\$	160,000	\$	216,000
NOTES NOTES QUANTITY EA / SF / eG COST PER TOTAL TOTAL PROJECT COSTS											
NOTES NOTES QUANTITY EA / SF / eG COST PER TOTAL TOTAL PROJECT COSTS	Total 4 to 6 years							s	945 000	•	1 275 750
PRIORITY AREA OF CONCERN NOTES QUANTITY EA / SF / eG *COST PER TOTAL COSTS 3 Add a covered entry canopy to better define the elementary office at parent drop off steel structure, masonry column wrap, metal panel fascia, soffit, lighting 800 sf \$ 130 \$ 104,000 \$ 140,40 3 Clean exterior masonry 10000 allowance \$ 11 \$ 10,000 \$ 81,00 3 Add daylighting to classroom spaces with small window openings 12 classrooms \$ 5,000 \$ 60,000 \$ 81,00 3 Add skylights to windowless classroom and windowless computer labs 12 classrooms \$ 3,000 \$ 36,000 \$ 48,60 2 Provide sprinkler protection to the reaminter of the building 46250 sf \$ 6 \$ 277,500 \$ 374,62 Total 7 to 10 years Image: Computer labs of the protection to the reaminter of the building Image: Computer labs of the protection to the reaminter of the building Image: Computer labs of the protection to the reaminter of the building Image: Computer labs of the protection to the reaminter of the building Image: Computer labs of the protection to the reaminter of the building Image: Computer labs of the protection	Total 4 to 0 years							Ψ	340,000	•	1,270,700
Steel structure, masonry column wap, metal panel fascia, soffit, lighting 800 sf \$ 130 \$ 104,000 \$ 140,400 \$ 3 Clean exterior masonry 10000 3 Add aylighting to classroom spaces with small window openings 12 classrooms 5,000 \$ 60,000 \$ 81,000 \$ 13,500 \$ 140,400 \$	PRIORITY	AREA OF CONCERN	NOTES		FA/SF/eG		*COST PER		TOTAL		
3 Add a covered entry canopy to better define the elementary office at parent drop off lighting 800 sf \$ 130 \$ 104,000 \$ 140,400 \$ 140,400 \$ 140,400 \$ 140,000 \$ 140,000 \$ 13,50 \$ 60,000 \$ 81,000	FRIORITI	AREA OF CONCERN	steel structure, masonry column	QUARTITI	LA/SI/eG		COSTTER		TOTAL	•	30313
3 Clean exterior masonry 10000 3 3 Add daylighting to classroom spaces with small window openings 12 classrooms 5,000 60,000 8 1,000 3 3 Add skylights to windowless classroom and windowless computer labs 12 classrooms 5,000 5 60,000 5 81,000 60,000 7 81,000 7 81,000 8 81,	3	Add a covered entry canopy to better define the elementary office at parent drop off		800	sf	,\$	130	s	104.000	s	140,400
3 Add daylighting to classroom spaces with small window openings 12 classrooms \$ 5,000 \$ 60,000 \$ 81,00 3 Add skylights to windowless classroom and windowless computer labs 12 classrooms \$ 3,000 \$ 36,000 \$ 48,60 2 Provide sprinkler protection to the reaminter of the building 46250 sf \$ 6 \$ 277,500 \$ 374,62 Total 7 to 10 years 5 487,500 \$ 658,12 Total 5 4,397,000 \$ 5,935,95			55			-		-			13,500
3 Add skylights to windowless classroom and windowless computer labs 12 classrooms \$ 3,000 \$ 48,60 2 Provide sprinkler protection to the reaminter of the building 46250 sf \$ 6 \$ 277,500 \$ 374,62 Total						-		_			81,000
Total 7 to 10 years \$ 487,500 \$ 658,12 Total \$ 4,397,000 \$ 5,935,95	3	Add skylights to windowless classroom and windowless computer labs		12	classrooms	\$	3,000	\$	36,000	\$	48,600
Total \$ 4,397,000 \$ 5,935,95	2	Provide sprinkler protection to the reaminter of the building		46250	sf	\$	6	\$	277,500	\$	374,625
	Total 7 to 10 years							\$	487,500	\$	658,125
	T					\vdash		_	1007.00		# 0CT CT:
FOOD SERVICE	I OTAI							\$	4,397,000	\$	5,935,950
	FOOD SERVICE										

1 Kitch 1 Kitch	TA OF CONCERN	NOTES	AREA/	EA / SE / + C	*COST DED	TOTAL	TOTAL PROJECT
1 Kitch 1 Kitch 1 Kitch	IEA OF CONCERN chen - Serving Area	NOTES Replace serving equipment:	1	EA / SF / eG	*COST PER \$ 75,000	* 75,000	\$ 101,250
1 Kitch	chen - Holding Equipment	Hot food cabinets to transport	1	ls	\$ 12,000	\$ 12,000	
1 Kitch		Old walk-in can be removed to create open area to prep as well as store paper goods and clean dishes. Removing walls from dry storage room will assist in this as					
	chen - Dry Storage	well	120	sf	\$ 80 \$ 4,000	\$ 9,600 \$ 8,000	
	chen - Prep space	Add portable prep tables		ea	\$ 4,000	\$ 104,600	\$ 10,800
						, ,,,,,,,,,	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
PRIORITY ARE	EA OF CONCERN	NOTES	AREA /	EA/SF/eG	*COST PER	TOTAL	TOTAL PROJECT
2			1		\$ -	\$ -	
2 2			1		\$ - \$ -	\$ - \$ -	
Total 4 to 6 years			<u> </u>		<u> </u>	\$ -	
PRIORITY ARE	EA OF CONCERN	NOTES	AREA /	EA/SF/eG	*COST PER	TOTAL	TOTAL PROJECT
3					\$ -	\$ -	
3					\$ -	\$ -	
Total 7 to 10 years						\$ -	
Total						\$ 104,600	\$ 141,210
Total						Ψ 104,000	\$ 141,210
MECHANICAL							
PRIORITY ARE	ZEA OF CONCERN	NOTES	AREA / QUANTITY	EA/SF/eG	*COST PER	TOTAL	TOTAL PROJECT COSTS
	place East boiler room equipment and piping	what is below slab???	1	ea EA/SF/eG	\$ 530,000	\$ 530,000	
	place old unit ventilators, replace HVAC in library	10 Unit vents	10	ea	\$ 35,000	\$ 350,000	
1 Repl	place below slab HVAC & plumbing piping	1967 addition has below slab piping: HVAC and Plumbing	13,000	sf	\$ 20	\$ 260,000	\$ 351,000
	place general room exhaust and add cooling to kitchen area	The second secon	1,000	sf	\$ 50	\$ 50,000	
Total 1 to 3 years						\$ 1,140,000	\$ 1,539,000
			AREA /				TOTAL PROJECT
	EA OF CONCERN	NOTES	QUANTITY	EA/SF/eG	*COST PER	TOTAL	COSTS
2 2			1		\$ - \$ -	\$ - \$ -	
2			1		\$ -	\$ -	
Total 4 to 6 years						\$ -	
			AREA /				TOTAL PROJECT
	EA OF CONCERN	NOTES	QUANTITY	EA/SF/eG	*COST PER	TOTAL	COSTS
3 3					\$ - \$ -	\$ -	
3					\$ -	\$ -	
Total 7 to 10 years						\$ -	
Total						\$ 1,140,000	\$ 1,539,000
Total						Ψ 1,140,000	1,555,555
ELECTRICAL							
PRIORITY ARE	EA OF CONCERN	NOTES	AREA / QUANTITY	EA/SF/eG	*COST PER	TOTAL	TOTAL PROJECT COSTS
7730737		REPLACE WITH LED, OLD	40				300.0
		FLUORESCENT FIXTURES, RELAMPING AND ENERGY					
1 INTE	FERIOR LIGHTING	COST. INCONSISTENT SMOKE	78,000	SF	\$ 7	\$ 546,000	\$ 737,100
		DETECTION COVERAGE, SOME ROOMS HAVE COVERAGE AND SOME ROOMS DO NOT, NEEDS TO BE COORDINATED WITH					
	RE ALARM SYSTEM	MECHANICAL SYSTEMS.	30,000	SF	\$ 2	\$ 60,000	
						\$ 606,000	\$ 818,100
1 FIRE							
Total 1 to 3 years			AREA/				TOTAL PROJECT
Total 1 to 3 years	EA OF CONCERN	NOTES	AREA / QUANTITY	EA/SF/eG	*COST PER	TOTAL	COSTS
Total 1 to 3 years PRIORITY ARE		SOME EQUIPMENT SHOULD BE REPLACED WITH NEWER NON-ROTARY TYPE SWITCHGEAR. SOME OLDER PANELS SHOULD BE	QUANTITY				COSTS
Total 1 to 3 years PRIORITY ARE	ECTRICAL SERVICE/DISTRIBUTION	SOME EQUIPMENT SHOULD BE REPLACED WITH NEWER NON-ROTARY TYPE SWITCHGEAR. SOME OLDER PANELS SHOULD BE UPGRADED.		EA/SF/eG ALLOWANCE	*COST PER	* 150,000	COSTS
PRIORITY ARE		SOME EQUIPMENT SHOULD BE REPLACED WITH NEWER NON-ROTARY TYPE SWITCHGEAR. SOME OLDER PANELS SHOULD BE UPGRADED. SHOULD BE REPLACED WITH NEWER - COINCIDE WITH COOLING UPGRADES (MAY BUMP UP PRIORITY)	QUANTITY 1				\$ 202,500
PRIORITY ARE	ECTRICAL SERVICE/DISTRIBUTION	SOME EQUIPMENT SHOULD BE REPLACED WITH NEWER NON-ROTARY TYPE SWITCHGEAR. SOME OLDER PANELS SHOULD BE UPGRADED. SHOULD BE REPLACED WITH NEWER - COINCIDE WITH COOLING UPGRADES (MAY BUMP UP PRIORITY) SHOULD BE REPLACED WITH NEWER - CONCIDE W	QUANTITY 1	ALLOWANCE	\$ 150,000	\$ 150,000	\$ 202,500
PRIORITY ARE 2 ELE 2 SOM	ECTRICAL SERVICE/DISTRIBUTION	SOME EQUIPMENT SHOULD BE REPLACED WITH NEWER NON-ROTARY TYPE SWITCHGEAR. SOME OLDER PANELS SHOULD BE UPGRADED. SHOULD BE REPLACED WITH NEWER - COINCIDE WITH COOLING UPGRADES (MAY BUMP UP PRIORITY) SHOULD BE REPLACED WITH	QUANTITY 1	ALLOWANCE	\$ 150,000	\$ 150,000 \$ 30,000	\$ 202,500 \$ 40,500
PRIORITY ARE 2 ELE 2 SOM	ECTRICAL SERVICE/DISTRIBUTION ME OLDER DISTRIBUTION PANELS	SOME EQUIPMENT SHOULD BE REPLACED WITH NEWER NON-ROTARY TYPE SWITCHGEAR. SOME OLDER PANELS SHOULD BE UPGRADED. SHOULD BE REPLACED WITH NEWER - COINCIDE WITH COOLING UPGRADES (MAY BUMP UP PRIORITY) SHOULD BE REPLACED WITH NEWER - COINCIDE WITH COOLING UPGRADES (MAY BUMP UP PRIORITY) ADD DIMMING AND SENSORS	QUANTITY 1	ALLOWANCE	\$ 150,000 \$ 15,000	\$ 150,000 \$ 30,000	\$ 202,500 \$ 40,500
PRIORITY ARE 2 ELE 2 SOM 2 SOM	ECTRICAL SERVICE/DISTRIBUTION ME OLDER DISTRIBUTION PANELS ME OLDER BRANCH PANELS	SOME EQUIPMENT SHOULD BE REPLACED WITH NEWER NON-ROTARY TYPE SWITCHGEAR. SOME OLDER PANELS SHOULD BE UPGRADED. SHOULD BE REPLACED WITH NEWER. COINCIDE WITH COOLING UPGRADES (MAY BUMP UP PRIORITY) SHOULD BE REPLACED WITH NEWER. COINCIDE WITH COOLING UPGRADES (MAY BUMP UP PRIORITY) ADD DIMMING AND SENSORS TO MEET CURRENT ENERGY CODES AND REDUCE	1 2 12	ALLOWANCE ea	\$ 150,000 \$ 15,000 \$ 7,500	\$ 150,000 \$ 30,000 \$ 90,000	\$ 202,500 \$ 40,500 \$ 121,500
PRIORITY ARE 2 ELE 2 SOM 2 SOM	ECTRICAL SERVICE/DISTRIBUTION ME OLDER DISTRIBUTION PANELS	SOME EQUIPMENT SHOULD BE REPLACED WITH NEWER NON-ROTARY TYPE SWITCHGEAR. SOME OLDER PANELS SHOULD BE UPGRADED. SHOULD BE REPLACED WITH NEWER - COINCIDE WITH COOLING UPGRADES (MAY BUMP UP PRIORITY) SHOULD BE REPLACED WITH NEWER - COINCIDE WITH COOLING UPGRADES (MAY BUMP UP PRIORITY) ADD DIMMING AND SENSORS TO MEET CURRENT ENERGY	QUANTITY 1	ALLOWANCE	\$ 150,000 \$ 15,000 \$ 7,500	\$ 150,000 \$ 30,000	\$ 202,500 \$ 40,500 \$ 121,500
PRIORITY ARE 2 ELE 2 SOM 2 SOM	ECTRICAL SERVICE/DISTRIBUTION ME OLDER DISTRIBUTION PANELS ME OLDER BRANCH PANELS	SOME EQUIPMENT SHOULD BE REPLACED WITH NEWER NON-ROTARY TYPE SWITCHGEAR. SOME OLDER PANELS SHOULD BE UPGRADED. SHOULD BE REPLACED WITH NEWER. COINCIDE WITH COOLING UPGRADES (MAY BUMP UP PRIORITY) SHOULD BE REPLACED WITH NEWER. COINCIDE WITH COOLING UPGRADES (MAY BUMP UP PRIORITY) ADD DIMMING AND SENSORS TO MEET CURRENT ENERGY CODES AND REDUCE	1 2 12	ALLOWANCE ea	\$ 150,000 \$ 15,000 \$ 7,500	\$ 150,000 \$ 30,000 \$ 90,000	\$ 202,500 \$ 40,500 \$ 121,500 \$ 157,950
PRIORITY ARE 2 ELE 2 SOM 2 SOM 2 LIGH	ECTRICAL SERVICE/DISTRIBUTION ME OLDER DISTRIBUTION PANELS ME OLDER BRANCH PANELS	SOME EQUIPMENT SHOULD BE REPLACED WITH NEWER NON-ROTARY TYPE SWITCHGEAR. SOME OLDER PANELS SHOULD BE UPGRADED. SHOULD BE REPLACED WITH NEWER. COINCIDE WITH COOLING UPGRADES (MAY BUMP UP PRIORITY) SHOULD BE REPLACED WITH NEWER. COINCIDE WITH COOLING UPGRADES (MAY BUMP UP PRIORITY) ADD DIMMING AND SENSORS TO MEET CURRENT ENERGY CODES AND REDUCE	1 2 12 78,000	ALLOWANCE ea	\$ 150,000 \$ 15,000 \$ 7,500	\$ 150,000 \$ 30,000 \$ 90,000 \$ 117,000	\$ 202,500 \$ 40,500 \$ 121,500 \$ 157,950 \$ 522,450
PRIORITY ARE 2 ELE 2 SOM 2 SOM 2 LIGH Total 4 to 6 years	ECTRICAL SERVICE/DISTRIBUTION ME OLDER DISTRIBUTION PANELS ME OLDER BRANCH PANELS	SOME EQUIPMENT SHOULD BE REPLACED WITH NEWER NON-ROTARY TYPE SWITCHGEAR. SOME OLDER PANELS SHOULD BE UPGRADED. SHOULD BE REPLACED WITH NEWER. COINCIDE WITH COOLING UPGRADES (MAY BUMP UP PRIORITY) SHOULD BE REPLACED WITH NEWER. COINCIDE WITH COOLING UPGRADES (MAY BUMP UP PRIORITY) ADD DIMMING AND SENSORS TO MEET CURRENT ENERGY CODES AND REDUCE	1 2 12	ALLOWANCE ea	\$ 150,000 \$ 15,000 \$ 7,500 \$ 2	\$ 150,000 \$ 30,000 \$ 90,000 \$ 117,000 \$ 387,000	\$ 202,500 \$ 40,500 \$ 121,500 \$ 157,950

3					\$	- \$	-	\$	-
3					\$	- \$	-	\$	-
Total 7 to 10 years						\$	-	\$	-
								\$	
Total						\$	993,000	\$	1,340,550
TECHNOLOG'	Υ								
PRIORITY	AREA OF CONCERN	NOTES	AREA / QUANTITY	EA/SF/eG	*COST PER		TOTAL		L PROJECT COSTS
1	Upgrade Paging Speakers		60		\$ 75	\$	45,000	\$	60,750
1	Upgrade Clocks		60		\$ 75) \$	45,000	\$	60,750
1	Upgrade Classroom AV system		38		\$ 3,50) \$	133,000	\$	179,550
1	Access Control		3		\$ 2,50	\$	7,500	\$	10,125
1	Security Camera		10		\$ 2,00) \$	20,000	\$	27,000
Total 1 to 3 years						\$	250,500	\$	338,175
PRIORITY	AREA OF CONCERN	NOTES	AREA / QUANTITY	EA/SF/eG	*COST PER		TOTAL		
2	Redundant Fiber Backbone		2		\$ 7,50	\$	15,000	\$	20,250
2	Horizontal Cabling Upgrade		500		\$ 40	\$	200,000	\$	270,000
2	Upgrade/Clean Up IT Rooms		3		\$ 6,50	\$ 0	19,500	\$	26,325
Total 4 to 6 years						\$	234,500	\$	316,575
PRIORITY	AREA OF CONCERN	NOTES	AREA / QUANTITY	EA/SF/eG	*COST PER		TOTAL	TOTA	L PROJECT COSTS
3					<u> </u>	- \$	-		
3					\$	- \$	-		
3					\$	- \$	-		
Total 7 to 10 years						\$	-		
									
Total						\$	485,000	\$	654,750
									
					TOTAL (1 to 3 years)	\$	5,321,600	\$	7,184,160
					TOTAL (4 to 6 years)	\$	2,249,300	\$	3,036,555
1					TOTAL (7 to 10 years)	\$	487,500	\$	658,125
					GRAND TOTAL	\$	8,058,400	\$10	,878,840

GOBLES PUBLIC SCHOOLS



ATHLETICS



Architecture · Engineering · Interiors

FACILITIES ASSESSMENT DATA Tower Pinkster

CLIENT: Gobles Public Schools

BUILDING: Gobles Athletics

DATE: Walk-Through 8/29/2022

Good = Item meets current and future needs, no recommendation for improvement for the next 10 years
Fair = Item meets current use, showing signs of age and should be replaced in the next 10 years
Poor = Item is nearing the end of it's useful life, current need, should be replaced in the next 5 years
Replace = Item no longer meets current use, is outdated, does not meet code, and should be replaced in the next 3 years

Replace - Item no longer meets current use,	is outdated, does not	meet code, an	a snoula be repi	aced in the next 3 years
SITE				
PARKING LOTS	FAIR	POOR	REPLACE	COMMENTS
Quantity				
Condition				
Barrier Free Parking		~		Non existing for softball, baseball and soccer. I.D. football B.F.parking area
Curbs				
Drainage				No known issues
PEDESTRIAN SERVICES	FAIR	POOR	REPLACE	COMMENTS
Sidewalks and Curbs		~		None at baseball, softball and soccer
Barrier Free Access		~		No access to bleachers at softball, baseball and soccer.
OUTDOOR ELEMENTS	FAIR	POOR	REPLACE	COMMENTS
Signage		~		
Landscaping	~			Adjacent wooded areas.
Irrigation				No known issues
Benches, Flagpole, Etc.				
Dumpster Enclosure				
Fencing				
Hard Surface Play				
Drainage				No known issues
Surface / ADA Access				
Equipment				
Playground				
Athletic Fields				
SITE UTILITIES	FAIR	POOR	REPLACE	COMMENTS
Storm Water				
Well / City Water				
Septic / Sewer				
ARCHITECTURAL				
ACCESSIBILITY	FAIR	POOR	REPLACE	COMMENTS
Building Entrances				

Elevator				
Toilet Rooms				
Drinking Fountains				
Stairwells				
STRUCTURE	FAIR	POOR	REPLACE	COMMENTS
Foundations				
Slabs on Grade				
Load Bearing Walls / Columns				
Supported Floor Framing				
Roof Framing				
BUILDING ENVELOPE	FAIR	POOR	REPLACE	COMMENTS
Roofing Membrane and Flashings				
Roof Gutters and Downspouts				
Exterior Walls				
Wood Windows / Glazing				
Trim, Fascia, and Soffits				
Porches				
Exterior Doors				
SAFETY + SECURITY	FAIR	POOR	REPLACE	COMMENTS
Fire Protection				
Egress Windows				
Stairwells				
Card Access				
Security Vestibule				
Security Camera				
FLOORING	FAIR	POOR	REPLACE	COMMENTS
Corridors				
Classrooms				
Toilet Rooms				
Gymnasium				
Cafeteria				
Offices				
Media Center				
				COMMENTS
WALLS	FAIR	POOR	REPLACE	
Corridors				
Classrooms				
Toilet Rooms				
Gymnasium				

Cafeteria				
Offices				
Media Center				
CEILINGS	FAIR	POOR	REPLACE	COMMENTS
Corridors				
Classrooms				
Toilet Rooms				
Gymnasium				
Cafeteria				
Offices				
Media Center				
	FAIR	POOR	REPLACE	COMMENTS
DOORS + HARDWARE				
	FAIR	POOR	REPLACE	
WINDOWS				
	FAIR	POOR	REPLACE	
CABINETS / STORAGE / COUNTERS				
FOOD SERVICE	FAIR	POOR	REPLACE	COMMENTS
Overall Kitchen Condition				
Kitchen Equipment				
Serving / Dining Areas				
Deliveries				
Storage				
MECHANICAL				
HVAC	FAIR	POOR	REPLACE	COMMENTS
Heating Source and Condition				
Heating Pumps and Piping				
Cooling Source and Condition				
Cooling Pumps and Piping				
Ventilation				
Building Management System / Controls				

Energy Efficiency				
Humidifier				
Room Level Terminal Equipment				
PLUMBING	FAIR	POOR	REPLACE	COMMENTS
Storm System				
Sanitary System				
Domestic Water Piping				
Water Heaters	<u> </u>			
Plumbing Fixtures	~			
Drinking Fountains				
Fire Protection				
ELECTRICAL	FAIR	POOR	REPLACE	COMMENTS
Flooring Commiss				COMMENTS
Electrical Service				
Exterior Lighting				
Parking Lot Lighting				
Distribution + Branch Panels				
Emergency Lighting				
Receptacles + Circuiting				
Lighting Controls				
Public Address System				
Clock System				
Emergency Power				
Telephone Systems				
Fire Alarm System				
TECHNOLOGY				
	FAIR	POOR	REPLACE	COMMENTS
Main Distribution Frame + Independent Distribution Frame				
Projectors				
Student Devices				
Teacher Devices				
Wireless System				
Infrastructure				

Point to Point	~		Could Upgrade to a better system or trench out and run fiber
PHOTOGRAPHY			
PHOTO			Simple School Sc



TowerPinkster
Architecture - Engineering - Interiors

Wolgast

CLIENT:Gobles Athletics

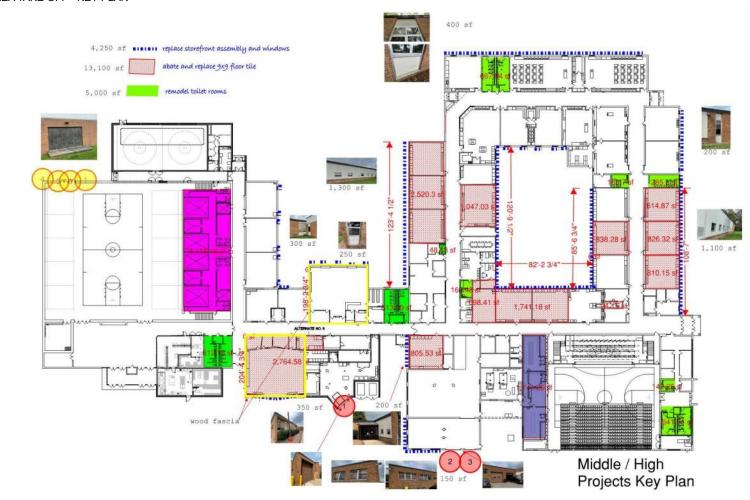
DATE: Walk Through 8/29/2022

DATE: Walk Through	1 8/29/2022							
SITE	CONDITION			AREA/				TOTAL PROJECT
PRIORITY	SCORE	AREA OF CONCERN	NOTES	QUANTITY	EA/SF/eG		TOTAL	COSTS
1		Add concrete walks to ball bleachers	meet a.d.a. football, softball, baseball and	6,500	sf	\$ 12	\$ 78,000	\$ 105,300
1		Create & I.D. B.F. parking spaces with signs	soccer	6	If	\$ 300		\$ 2,430
Total 1 to 3 years		Add concrete walks to all soccer bleachers Add wayfinding signage -'to soccer'		1,000	sf		\$ 12,000 \$ 91,800	\$ 16,200 \$ 123,930
Total 1 to 0 youro		, tad waymang agnage to seese.			.0		01,000	120,000
PRIORITY	CONDITION	AREA OF CONCERN	NOTES	AREA / QUANTITY	EA/SF/eG	*COST PER	TOTAL	
2				1		\$ -		\$ -
2				1			\$ -	\$ -
2 Total 4 to 6 years				1			\$ - \$ -	\$ - \$ -
PRIORITY	CONDITION SCORE	AREA OF CONCERN	NOTES	AREA / QUANTITY	EA/SF/eG	*COST PER	TOTAL	
3						\$ -		\$ -
3						\$ - \$ -	\$ - \$ -	\$ - \$ -
Total 7 to 10 years							\$ -	\$ -
Total							\$ 91,800	\$ 123,930
ARCHITECTUR	RAL			1	1			
	CONDITION	AREA OF CONCERN	шатт	AREA /	FA / 25 :	*0007.0	TOT.:	
PRIORITY 1	SCORE	AREA OF CONCERN	NOTES	QUANTITY 1	EA/SF/eG	*COST PER -	TOTAL s -	\$ -
1				1			\$ -	\$ -
1				1		\$ -		\$ -
Total 1 to 3 years							\$ -	\$ -
	CONDITION			AREA /				
PRIORITY 2	SCORE	AREA OF CONCERN	NOTES	QUANTITY 1	EA/SF/eG	*COST PER	TOTAL -	\$ -
2				1		\$ -	\$ -	\$ -
2				1			\$ -	\$ -
Total 4 to 6 years							\$ -	\$ -
PRIORITY	CONDITION SCORE	AREA OF CONCERN	NOTES	AREA /	EA/SF/eG	*COST PER	TOTAL	
3	SCORE	AREA OF CONCERN	NOTES	QUANTITY	EA/ SF/ eG	\$ -		\$ -
3						\$ -	\$ -	\$ -
Total 7 to 10 years							\$ - \$ -	\$ - \$ -
Total 7 to 10 years							· -	-
Total							\$ -	\$ -
INTERIORS / F	INICHEC							
INTERIORS / F	CONDITION			AREA /				
PRIORITY 1	SCORE	AREA OF CONCERN	NOTES	QUANTITY 1	EA / SF / eG	*COST PER	TOTAL -	•
1				1			\$ -	\$ - \$ -
1				1		\$ -	\$ -	\$ -
Total 1 to 3 years							\$ -	\$ -
	CONDITION			AREA /				
PRIORITY 2	SCORE	AREA OF CONCERN	NOTES	QUANTITY 1	EA/SF/eG		TOTAL -	\$ -
2				1		\$ -		\$ -
2				1			\$ -	\$ -
Total 4 to 6 years							\$ -	-
PRICEITY	CONDITION	AREA OF CONCERN	NOTES	AREA /	EA / CE / -	**********	TOTAL	
PRIORITY 3	SCORE	AREA OF CONCERN	NOTES	QUANTITY	EA/SF/eG	*COST PER	TOTAL -	\$ -
3						\$ -	\$ -	\$ -
3 Total 7 to 10 years						\$ -		\$ -
Total 7 to 10 years							\$ -	\$ -
Total							\$ -	\$ -
MECHANICAL								
MECHANICAL	CONDITION			AREA /				
PRIORITY	SCORE	AREA OF CONCERN	NOTES	QUANTITY	EA / SF / eG	*COST PER	TOTAL	
1				1		\$ - \$ -	\$ - \$ -	\$ -
1				1		\$ -	\$ -	\$ -
Total 1 to 3 years							\$ -	\$ -
	CONDITION			AREA /				
PRIORITY	SCORE	AREA OF CONCERN	NOTES	QUANTITY	EA/SF/eG	*COST PER	TOTAL	
2				1		\$ -	\$ -	\$ -

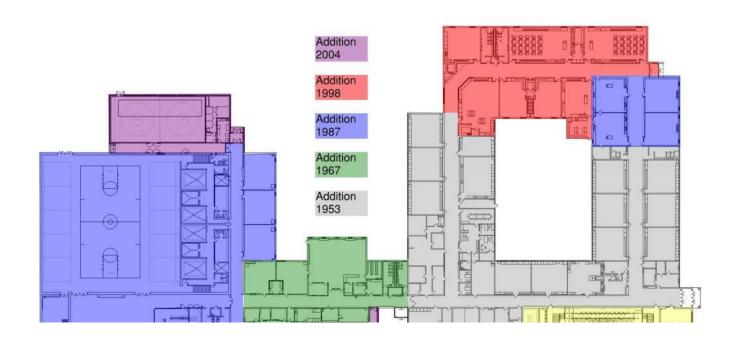
2				1		\$ -	\$ -	\$	-
2				1		\$ -	\$ -	\$	-
Total 4 to 6 years							\$ -	\$	-
	CONDITION SCORE			AREA / QUANTITY					
PRIORITY	SCORE	AREA OF CONCERN	NOTES	QUANTITY	EA/SF/eG	*COST PER	TOTAL		
3							\$ -	\$	-
3						\$ -	\$ -	\$	-
3						\$ -	\$ -	\$	-
Total 7 to 10 years							\$ -	\$	-
Total							\$ -	\$	-
ELECTRICAL									
	CONDITION			AREA/					
PRIORITY	SCORE	AREA OF CONCERN	NOTES	AREA / QUANTITY	EA/SF/eG	*COST PER	TOTAL		
1				1		\$ -	\$ -	\$	-
1				1		\$ -	\$ -	\$	-
1				1		\$ -	\$ -	\$	-
Total 1 to 3 years							\$ -	\$	-
	CONDITION SCORE			AREA/					
PRIORITY	SCORE	AREA OF CONCERN	NOTES	QUANTITY	EA / SF / eG	*COST PER	TOTAL		
2				1		\$ -	\$ -	\$	-
2				1		\$ -	\$ -	\$	-
2				1		\$ -	\$ -	\$	-
Total 4 to 6 years							\$ -	\$	-
PRIORITY	CONDITION	AREA OF CONCERN	NOTES	AREA / QUANTITY	EA / OF / - O	*COCT DED	TOTAL		
PRIORITY	SCORE	AREA OF CONCERN	NOTES	QUANTITY	EA/SF/eG	*COST PER			
3						\$ -	\$ -	\$	-
3					 	\$ -	\$ -	\$	-
3						\$ -	\$ -	\$	-
Total 7 to 10 years					 		\$ -	\$	-
									
Total					 		\$ -	\$	
					<u> </u>				
TECHNOLOGY									
PRIORITY	CONDITION SCORE	AREA OF CONCERN	NOTES	AREA / QUANTITY	EA / OF / - O	*COCT DED	TOTAL		
PRIORITY	SCORE	AREA OF CONCERN	NOTES		EA / SF / eG	*COST PER	TOTAL		40.450
1		Upgrade Point to Point		3			\$ 9,000		12,150
1					 	\$ -	\$ -	\$	-
1						\$ -	\$ -	\$	-
Total 1 to 3 years							\$ 9,000	\$	12,150
PRIORITY	CONDITION SCORE	AREA OF CONCERN	NOTES	AREA / QUANTITY	EA/SF/eG	*COST PER	TOTAL		
2	COUNT			40/11111	01 700	\$ -	\$ -	\$	
2						\$ -	\$ -	\$	_
2						\$ -	\$ -	\$	
Total 4 to 6 years						*	\$ -	\$	
							•	1	
	CONDITION			ARFA/					
PRIORITY	CONDITION SCORE	AREA OF CONCERN	NOTES	AREA / QUANTITY	EA/SF/eG	*COST PER	TOTAL		
3						\$ -	\$ -	\$	-
3						\$ -	\$ -	\$	-
3						\$ -	\$ -	\$	-
Total 7 to 10 years							\$ -	\$	-
,									
Total	1						\$ 9,000	\$	12,150
							-7	Ė	,
	1					TOTAL (1 to 3 year	\$ 100,800	\$	123,930
	+			1		TOTAL (4 to 6 year	\$ -	\$	-
					 	TOTAL (7 to 10 ve	\$ -	\$	_
						TOTAL (7 to 10 year	\$ -	\$ \$ 1	- 23 930
						TOTAL (7 to 10 year	\$ -	_	123,930
						TOTAL (7 to 10 year	\$ -	_	123,930



AREA TAKE OFF - KEY PLAN

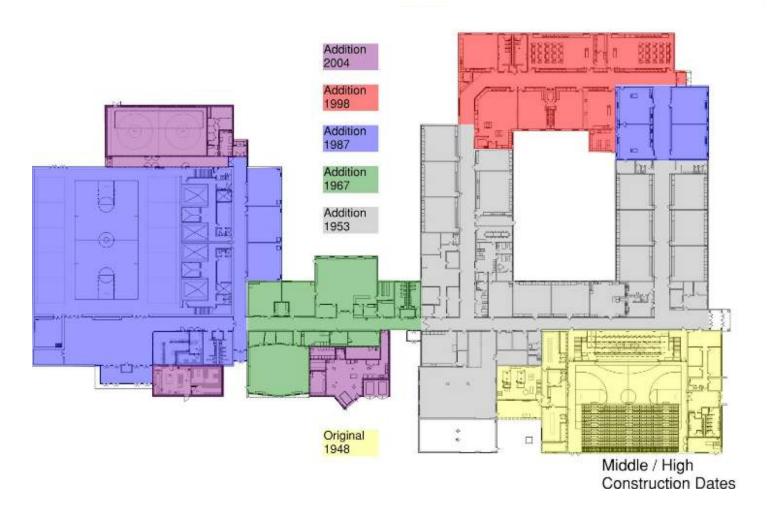


YEARS OF CONSTRUCTION KEY PLAN





AREA TAKE OFF - KEY PLAN





AREA TAKE OFF - KEY PLAN



