

*Please excuse the photograph formatting, this report was originally created in a different format.

HIGH SCHOOL
352,599 SF

Priority 0 = Immediate need items

Priority 1 = Item no longer meets current use, is outdated, does not meet code, and should be replaced












Priority 2 = Item is nearing the end of it's useful life, should be replaced in the next 5 years










Priority 3 = Item meets current use, showing signs of age and should be replaced in the next 10 years






Priority 4 = Item meets current and future needs, no recommendation for improvement for the next 10 years




MP = Master plan

















ARCHITECTURAL	PRIORITY LEVEL							DESCRIPTION	CORRECTIVE ACTION	ESTIMATED COST	IMAGES
	P0	P1	P2	P3	P4	MP	NA				
Parking Lot		X						The main parking lot for the football field has two sections at different ages of construction. Both of which should be replaced.	Replace 125,000 sf of parking lot with new base and asphalt.	\$500,000	 
Concrete Sidewalks					X			Sidewalks are in good condition	None		
Building Sign					X			The existing sign appears to be in good condition.	None		
Exterior Walls/Landscaping					X			Exterior Walls near the boiler room had grass and landscaping growing up against the building. There was also signs of Water infiltration at the wall bases.	Recommend installing a gravel strip 2'-0" out from the building to create a buffer between the lawn and the building while also providing a clean edge for mowing. 1600'-0" lineal feet ± around building	\$16,000	 
Landscaping in Courtyard			X					Landscaping in the courtyard requires regular mowing and maintenance. As a result, it appears that a window was damaged when a mower shot a stone at a glass pane.	Recommend low maintenance landscaping (7,500 sf) in the courtyard. Replace single glass pane near door to courtyard (32 sf glass pane)	\$21,000	
Exterior EIFS		X						Numerous areas of the building that have Exterior EIFS are showing Signs of deterioration. Some of this is due to sun exposure (South Face of Large Gym), some could be poor Installation.	Minimally, clean and recoat existing EIFS. Main recommendation would be to remove all EIFS and replace with Metal Panel based on climate conditions present adjacent to Lake Michigan. Assume 30,000 sf of EIFS. Power wash the entire building as part of this.	\$750,000	 
Exterior EIFS			X					Numerous areas of the building that have Exterior EIFS are showing Signs of deterioration. Some of this is due to sun exposure (South Face of Large Gym), some could be poor Installation.	Minimally, clean and recoat existing EIFS. Main recommendation would be to remove all EIFS and replace with Metal Panel based on climate conditions present adjacent to Lake Michigan. Assume 30,000 sf of EIFS. Power wash the entire building as part of this.	\$750,000	 



Exterior Doors - Boiler Room	X							In the Boiler room, sunlight was visible through the bottom seals of exterior doors. Additionally, no panic hardware was present on the doors out of the boiler room. Louvers need to be recaulked. Soffit near entry needs to be repainted	Replace the doors (2) and ensure proper installation with correct seals. Install Panic Egress Hardware out of boiler room per building code.	\$5,000		
Exterior Entrances								Recommend walk-off carpet at all exterior entrances.	10 entries. Minimum 70 sf each	\$56,000		
Exterior Doors at Courtyard	X							Water damage was observed near the doors to the Courtyard. Upon Entering the courtyard, it was apparent that door stoops did not have positive drainage away from the building.	Redo exterior door stoop (1) at courtyard to achieve positive drainage away from the building. Repair interior terrazzo floors (±25 sf) in these areas as required.	\$14,000		
Exterior Doors near Gym		X						FRP Doors are showing signs of deterioration	Remove and replace doors with new aluminum frames and frp panels. 2 Openings at Large and Small Gym.	\$6,400		
Exterior Doors near Gym			X					FRP Doors are showing signs of deterioration	Remove and replace doors with new aluminum frames and frp panels. 22 Openings at Large and Small Gym.	\$70,400		
Exterior Soffits			X					Exterior EIFS Soffits showed signs of cracking.	Recommend recoating and painting of exterior EIFS Soffits. (3,200 sf around building)	\$48,000		
Exterior Joint Sealants		X						Exterior joint sealants around the building were observed to be failing, meaning they are at the end of their useful life.	As Part of regular maintenance, investigate joints, and scrape clean and reseal as required. Building Perimeter is ±3,500 lf with joints assumed to be 30 ft o.c. Assumed Heights of 30 ft per joint equals 3,500 lf of exterior joint sealants.	\$70,000		
Egress Issues near FAB Lab and CAD Lab			X					Currently, students egress through an intermediate space into the egress corridor from the FAB and CAD Labs. This is not permitted by Code.	Truly create a corridor to these classrooms that meets building code for egress.(800 sf)	\$200,000		
Storage and Service Area				X				Storage Area has combustible wood framing present. Building Code Limits the amount of Combustible material allowed in this type of construction for the building.	Remove wood framing and install metal stud and gypsum board walls. (300 lf of wood stud wall)	\$90,000		





Roof Membrane	X	X						The roof edge metal was not properly installed. This is leading to lots of water infiltration issues on both the interior and exterior of the building. The roof is roughly 11 years old but the quality of the product installed is in question. Many of the roof drains were clogged by debris and need cleaning.	Replace Priority 0 and 1 on the roof report. About 147,508 square feet	\$3,245,176			
Roof Membrane			X					The roof edge metal was not properly installed. This is leading to lots of water infiltration issues on both the interior and exterior of the building. The roof is roughly 11 years old but the quality of the product installed is in question. Many of the roof drains were clogged by debris and need cleaning.	Replace priority 2 from the roof report. About 120,338 square feet	\$2,647,436			
Roof Drains		X						The roof had quite a bit of debris on it, leading to clogged roof drains.	Clean roof and in particular, roof drains. Make a part of regular maintenance				
Roof Hatch near Physics Lab		X						Roof hatch shows signs of age. It appears to be at the end of its useful life. It is also less than 10'-0" to the edge of the building which is not in compliance with building codes.	Replace roof hatch and add guardrail to protect the roof edge.	\$10,000			
Barrier Free Toilet Rooms				X				The bathrooms appear to meet current ADA Guidelines.	No Action Needed				
Toilet Rooms				X				Bathrooms appear to have been renovated in the last couple of years. Some toilet partitions are showing wear. It was indicated that students can be quite destructive so some fixtures have been replaced. Ceiling pads were seen show signs of water damaged.	Investigate ceiling leaks, replace ceiling pads. ±5 Ceiling Pads per bathroom. Update toilet partitions (250 lf ± of toilet partitions) to graffiti and scratch resistant product, likely solid phenolic.	\$39,000			
Stairs				X				Stairs do not currently meet Building code with regards to openings at Risers and Railings. (2) Stairs	Recommend Renovation of Stairs to meet current code.	\$80,000			
Locker Rooms				X				Some locker rooms are not used frequently, particularly in the summer. Drains dry out leading to sewer gas backing into the building. Fixtures are showing signs of corrosion.	Recommend water softener and periodic running of faucets throughout inactive months to keep traps wet.	\$50,000			
Auditorium Shell		X						The auditorium shell is in poor condition.	Replace shell with new. As part of work relocate the main valance and remove traveler track from line set 23.	\$100,000			
Auditorium Stage								Existing orchestra pit has very heavy removable stage.	Install modular stage pit cover. (700 sf)	\$140,000			
Interior Walls at Kitchen / service area			X					Walls around the kitchen and service areas of the building were investigated and determined that the walls do not go to deck. There are humidity issues in the plenums and this is likely a result of walls not	Update walls to go up to deck above and be sealed properly against adjacent spaces. Some of these conditions may also need to be fire separated based on use, per building code.	\$105,000			

Classroom Wall in Classroom S104		X					Interior wall is not finished properly to the exterior wall.	Finish the interior wall to have the proper separation of classroom and a clean, finished look. (12 ft ±)	\$2,880		
Floor Finishes at Kitchen Dishwashing area		X					Floor Tiles near the kitchen and in the Student commons was observed to be chipping and cracking.	Replace floor tile throughout Student Commons with stronger floor tile. ±12,000 sf	\$48,000		
Floor Finishes at Student Commons			X				Floor Tiles near the kitchen and in the Student commons was observed to be chipping and cracking.	Replace floor tile throughout Student Commons with stronger floor tile. ±12,000 sf	\$288,000		
Floor Finishes in Corridors				X			Flooring in corridors appeared in good working order.	Continue with currently maintenance plan but make accommodations for replacement in 10-15 years (Lower Level 10,250 sf, Main Floor 43,000 sf±)	\$532,500		
Floor Finishes at Classrooms		X					Carpet was observed in many classrooms. It appears in good working order but may deteriorate quickly based on usage and furniture in classrooms.	Plan for replacement with a harder floor surface. ±800 sf per classroom (63 classrooms)	\$504,000		
Floor Finishes in Classroom S107				X			Slab joints are settling differently leading to damaged floor tiles.	Remove flooring, remove slab, pour a new slab with proper doweling into existing surrounding slab. (2,760 sf±)	\$55,200		
Interior Finishes at Auditorium						X	Investigate why paint is peeling off rear ceiling soffit in auditorium. Combustible storage was observed in back room of auditorium	Scrape and repaint ceiling soffit in auditorium. remove combustible storage. (1,500 sf±)	\$22,500		Project is done in 2023
Flooring at Tiered Music room			X				Slabs appear to be settling differently leading to damaged flooring tiles.	Investigate floor slab failures and replace floor tile (2,000 sf ±)	\$60,000		Need to investigate this one more.
Ceiling Pads Athletic W			X				Water damaged panels throughout the building were investigated. Recommend investigating underlying cause	Replace ceiling panels. (Assumed 5% of pads, 17,600 sf ±)	\$64,000		
Interior Security Gates						X	Remove internal security gates. These are not permitted per building code.	3 Gates noted during walkthrough.	\$15,000		Facilities to address this.
Storage Rooms						X	There are mechanical rooms beings used as storage rooms currently.	All storage materials should be removed from mechanical rooms as this is a code violation.			Facilities to address this.
Key Phob for all Classroom Doors							Align all access control approaches district wide for consistent implementation	Card Readers have been discussed but other alternatives are also Security Classroom locks.			
Pool Hallway / Conesion Upgrades			X				The pool halway, conesion, toilets and adjacent areas are in poor condition and should be upgraded.	Upgrade the areas identified including, flooring, ceiling, finishes, electrical and mechanical.	\$625,000		

AHU Auditorium		X					One for the auditorium, one for the fieldhouse and six for the science wing	Replace existing with new	\$600,000		
AHUs Trane Units				X			Select RTUs pipes freeze if they are not being ran in the winter time. RTUs appear to be made to serve in a "southern climate"	Replace 16 Trane Units	\$3,000,000		
Ventilation				X			Rooftop ventilation equipment has been replaced as needed. Resulting in various equipment in different stages.	Continue plan to replace rooftop ventilation equipment on as needed basis.	\$1,057,797		
Building Management System/Controls		X					Building is currently a mix of DDC controls	Upgrade head end system	\$100,000		
Home Economics Classroom						X	Classroom not properly exhausted (no range hoods over gas fired stoves)	Provide new range hoods with fire suppression over each gas cook top station	\$5,000		The State adjusted their funding
Metal Shop Classroom		X					Welding hoods do not appear to have fire suppression	Add fire suppression to existing hood or replace hood unit.	\$7,500		
Natorium Equipment Room		X					Humidity concerns are causing rust in pool support spaces. Pool Air Filter, Dehumidification Unit, Ductwork, and associated accessories are at the end of useful life.	Replace pool filtration equipment, dehumidification unit, ductwork, and associated accessories. Infill window into pool from pool mechanical room..	\$1,500,000		
AHU in Wrestling Room		X					AHU "B1" is the most problematic AHU in this location. always in need of repair	Provide new ventilators, heating coil, cooling coil, heating/cooling recovery system, air filter racks or chambers, sound attenuators, mixing chamber, and dampers for existing AHU	\$100,000		
AHU in Athletic Wing						X	AHU's located in the athletic wing corridor are in good working order. However the corridor which contains the AHU's is not to be used as a storage room.	Remove storage items from corridor to keep safe working environment			
Vestibule Entrance Athletic Wing			X				Athletic wing entrance is heavily used resulting in a lot of foot traffic especially during the winter months. Resulting in salt being tracked through the school.	Replace fin tubing in vestibule. Add snow melt (heated concrete) 50ft outside entrance to school to cut down on use of salt being tracked through building.	\$25,000		
PLUMBING									\$210,000		

Underground Storm							X	No Known issues.				
Building Storm							X	No known Issues.				
Underground Sanitary							X	No Known Issues.				
Building Sanitary							X	No Known Issues.				
Domestic Water Piping							X	No Known Issues.				
Pool Water Heaters							X	Pool heaters installed in 2000 and appear to be in good working order.	Provide new gas fired pool heaters when Natatorium Equipment is replaced. Recommend to be within the next 5 years.	\$100,000		
Plumbing Fixtures in Athletic Wing							X	Hand sinks in athletic wing of building are not ADA compliant due to the absence of mixing valves	Install mixing valves on existing fixtures	\$100,000		
Fire Protection							X	No Known Issues.				
Exposed above ground piping outdoors							X	Exposed piping in unsecured area poses risk for vandalism or an accident	Secure area with a fence. (generator area)	\$10,000		
ELECTRICAL										\$6,554,183		
Electrical Service							X	The main service is located in the central part of the building. The utility has a pad-mounted transformer which feeds into exterior junction box, wireway and fused disconnect. The equipment is accessible to the public and should be secured.	Provide fencing around owner owned equipment to properly secure. The utility owned transformer can be inside the fenced area as long as you maintain 10' in front of it.	\$15,000		
Electrical Service							X	The main service is located in the central part of the building. The utility has a pad-mounted transformer which feeds into exterior junction box, wireway and fused disconnect. The equipment is accessible to the public and should be secured.	The exterior wireway, junction box and fused disconnects would need to be replaced in 10-15 years. Ideally this distribution would be located inside the building.	\$150,000		
Main Distribution Panel							X	The main distribution panel is a Square D switchboard in great condition. It is a 480/277-volt, 3-phase, 4-wire, 4,000 amp with a main switch. There is plenty of space to add additional circuit breakers along with plenty of electrical capacity for any future added loads.	The electrical system is not properly labeled for arc flash hazard levels. This is something that should be done to ensure the district meets current OSHA and NEC requirements.	\$30,000		

Emergency power		X					There is an existing natural gas generator that feeds the main distribution frame (MDF) for the building. It appears there is capacity on the generator for additional load. A demand style meter would need to be installed on the generator to determine the actual demand before committing additional load to the system.	If the existing generator has capacity for emergency lighting a second transfer switch would be provided to create a proper emergency system. Worst case is to provide a second emergency generator dedicated to emergency lighting. The generator would be approximately 100 kW with one ATS and three branch panels.	\$150,000		
Fire Alarm				X			The existing system is a Simplex 4100U, it is a horn/strobe system. It is nearing the end of its useful life and should be scheduled to be replaced. with a new speaker based system.	Provide a new speaker strobe system.	\$705,198		
TECHNOLOGY									\$3,456,599		
Network Data Cabling		X					Existing cabling is a mix of Category 5e and 6.	Today's current standard is Category 6A. Recommend replacement of all existing 5e and 6 with 6A.	\$650,000		
Network Electronics		X					Current HS switches are beyond their expected useful life.	Replace all core and edge network switches with new.	\$286,000		
Wireless LAN						X	Existing wireless access points are beyond their expected useful life.	Replace all existing wireless access points.	\$200,000	Already being done	
Servers & Storage				X			Existing servers, storage, firewall & DMZ are beyond their expected useful life.	Replace all with new.	\$250,000	Firewall DMZ are being done now. Servers have about five years left.	
Sound Systems			X				Existing Sound systems are beyond their expected useful life.	Replace all existing sound systems with new.	\$210,000	TPC is doing work in the Aud. right now. Need more input. Need to check on the Gym and pool if they need	
Public Address		X					The existing Rauland Telecenter public address system is beyond its expected useful life.	Replace the public address system with an IP-Based solution.	\$125,000	Replace all PA systems throughout the district.	
Classroom Audio Visual			X				Classroom AMX control system are beyond their expected useful life.	Replace AMX control systems with a new and modern solution.	\$375,000	All refreshed last summer but needs to be re-looked at	AVI tech for a consultant
Specialty Audio visual			X				Media Center, music, vocal, yearbook, theater, CAD, graphic arts audio visual systems are beyond their expected useful life.	Replace all audio visual equipment with modern equivalent.	\$70,000	Pete to follow up	
Auditorium Performance Audio Visual			X				Auditorium audio visual systems is beyond its expected useful life.	Replace existing auditorium AV equipment with modern equivalent.	\$150,000	Pete to follow up	
Security Upgrades		X					Existing Avigilon Camera System and S2/Lenel Access Control System are relatively new; cameras should be replaced/added and the systems should be integrated with one another.	Replace all cameras, add cameras at "dead zones", and integrate the systems with one another. Upgrade to a 1-card solution. Increase overall storage capacity.	\$450,000		
Key Phob for all Classroom Doors							Align all access control approaches district wide for consistent implementation	Card Readers have been discussed but other alternatives are also Security Classroom locks.		We need to look at this throughout the district. Talk to Jenny and team about it.	
Access Control Exterior		X					Some exterior doors are not alarmed and some will require additional card readers.	Add add new door position sensors, new card readers, and additional panels to support this effort.	120,000		

E-Sport						X		Looking at building a E-Sport and associated technology	\$40,000	Pete to verify if this is in the bond
Digital Signage				X			The existing Tightrope digital signage players and associated displays are beyond their expected useful life.	Replace digital signage with a modern equivalent.	\$40,000	
PC and MAC Labs				X			62 PCs in labs and 4 iMac Labs Pub Lab, Graphic Arts, Foreign Language Lab, Media Center Lab + 10 studio/art lab surface tablets are all beyond their expected useful life.	Replace PC's and Macs with modern equivalent.	\$138,000	Pete needs to confirm with Brenda
Unified Time and Clock Control			X				The existing American Site Sync Unified Time system is beyond its expected useful life.	Replace as part of the Public Address system replacement.	\$352,599	
FOOD SERVICE									\$10,000	
Walk-in Cooler & Frz					X		Existing Kolpalk unit in good physical condition and operating at correct temperatures	None		
Dry Storage Area					X		Space is adequate and existing polymer shelving is in good condition	None		
Food Prep Equipment					X		All work surfaces are in good condition. All food prep machinery is in good condition	None		
Kitchen Hood System					X		Hood is MMC Code Compliant and in good working condition.	None		
Cooking Equipment						X	All equipment is fairly new and in good working condition. Tilt skillet is piped to a drain without a drain water tempering device.	Add Drain Water Tempering Device.	\$10,000	
Dishwashing Equipment						X	Dishwashing area is equipped with the correct equipment is code compliant and good working condition.	None		

Serving Equipment

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Equipment is in good condition and is all operational.

None



**ST JOSEPH PUBLIC SCHOOLS
UPTON MIDDLE SCHOOL
131,618 SF**

Priority 0 = Immediate need items

Priority 1 = Item no longer meets current use, is outdated, does not meet code, and should be replaced

Priority 2 = Item is nearing the end of it's useful life, should be replaced in the next 5 years







Priority 3 = Item meets current use, showing signs of age and should be replaced in the next 10 years












Priority 4 = Item meets current and future needs, no recommendation for improvement for the next 10 years







MP = Master plan items














ARCHITECTURAL	PRIORITY LEVEL							DESCRIPTION	CORRECTIVE ACTION	ESTIMATED COST	IMAGES		
	P0	P1	P2	P3	P4	MP	NA						
Parking Lot				X				The parking lot is starting to show cracking and wear.	Replace parking lot including base. 130,000 sf	\$520,000			
Fencing					X			Most of the fencing on the site is associated to the track and sport fields. Those will be addressed under the Athletics portion. The tennis court fencing is in good condition.	None				
Monument Sign						X		There is no sign.	Provide new digital sign.	\$50,000			
Exterior "Courtyards" with plantings	X						X	Near the media center, there are doors to the exterior that egress through overgrown gardens. Interior courtyards appear to have proper egress but do not have correct locking for security.	A clear path of egress should be maintained through these areas to the exterior of the building. Update door hardware for interior courtyard to allow for proper security from exterior.	\$10,000		Facility is handling	
Concrete Sidewalks					X			Sidewalks are in good condition	None				
Exterior Entry Soffit		X						EIFS Soffit at main entry to school has signs of cracking.	Monitor for further deterioration, replace as required. ± 300 sf	\$9,000			
Roof Membrane		X						Roof is at end of life.	Replace priority 0 and 1 from the roof report. About 53337 square feet	\$1,173,414		Evaluate	
Roof Membrane			X					Roof is at end of life.	Replace priority 2 from the roof report. About 67,827 square feet	\$2,438,216		Evaluate	
Roof Drains		X						There are issues with the roof drains backing up throughout the building.	Redo all the roof drains as part of the roofing project. Run new drains and capture the water and run to the city storm.	\$500,000		Evaluate	


Roof Drains			X					There are issues with the roof drains backing up throughout the building.	Redo all the roof drains as part of the roofing project. Run new drains and capture the water and run to the city storm.	\$500,000			Evaluate
Staff Toilet Rooms near Room 222			X					Staff toilets near Classroom 222 are not ADA Accessible. Other restrooms are available throughout the building.	Recommend upgrading these spaces to an Accessible condition or providing spaces that are Accessible	\$25,200			
Student Toilet Rooms						X		Student toilet rooms appear to have been recently upgraded	Maintain these accordingly				
Media Center			X					Ceiling pads are showing water damage. A preliminary look lead the team to believe that there could be an issue with the roof membrane and flashing. Exterior sealants on storefront are failing as well, likely as a result of rooftop water issues.	Repair roof membrane and flashing, and replace ceiling tiles (±4,200 sf) throughout media center. Recaulk exterior storefronts.	\$77,700			
Floor Finishes - Carpets in Classrooms		X						Classroom carpet finish varies around the building. Some areas have been replaced due to flooding of classrooms on the east side of the building.	Update any damaged carpet and aged carpet throughout the building. With the exception of the most recent classrooms updated (203, 205,207), this applies to all classrooms. (±1,100 sf per classroom. 39 Classrooms)	\$429,000			
Floor Finishes - Corridors		X						VCT Tile is showing its age.	Replace corridor floors with a new floor throughout. Recommend LVT. (±20,000 sf)	\$180,000			
Floor Finishes - near the office		X						Floor tile near the office is showing signs of cracking.	Investigate slab for settlement issues, replace floor tile.	\$50,000			
Flooring and Casework Finishes - Science classroom		X						Science Labs 229 and 227 appear to have casework that is at its end of life. Multiple areas of severe deterioration of the laminates or wood substrates. Flooring is also damaged and Separating, likely due to previous additions to the building and floor slab settling.	Replace casework and investigate further floor slab issues. Replace flooring with LVT. (120 lf of casework per room.) (3000 sf of slab to investigate and replace)	\$702,816			
Exterior Doors to Classrooms		X						At Classroom 211, the exterior door needs to be replaced with a flush panel door. The exterior Stoop is also sloped to the building leading to water issues on the interior.	Replace the door and remove and replace the stoop with a positively draining stoop. Any replacement should include safety glazing	\$5,000			
Exterior Doors to Corridors		X						Glass is not safety rated at exterior storefronts to corridors. It was indicated that doors are used frequently.	Install safety glazing at all exterior openings. Recommend creating a vestibule at each exterior entry that is regularly used for public access. (± 9 entries, 84 sf vestibules ±)	\$121,500			
Non Rated Classroom Doors		X						Door to Classroom 206 is not rated per building code.	Remove door panel and replace with a fire rated door panel.	\$2,500			
Ceiling Pads		X						Water damaged panels throughout the building were investigated. Recommend investigating underlying cause	Replace ceiling panels. (Assumed 5% of pads, 131618 sf ±)	\$52,647			







Moveable Door Partitions in Rooms 204, 206, 211, 213, 224, and 226				X				These classrooms contain moveable wall partitions that appear to be seldomly used.	Remove doors and install X walls between these classrooms. (3 Partitions, 32 lf of Partitions)	\$34,560				
Ceiling Pads - tegular egg crate pads		X						Office and other areas of the building contain a tegular egg crate ceiling pad made to look like it is a 1X1 tile. These tiles can sag and deteriorate quickly due to humidity.	Recommend replacement and removal of all ceiling pads of this type and replacement with standard pad type. (±3,700 sf at office)	\$22,200				
Ceilings - Storage Rooms in North Wing		X						Storage Areas between Classrooms 210, 218, 212, 216, 214 have vary aged ceilings.	Replace ceilings in these spaces. (±700 sf)	\$7,000				
Classroom Casework		X						General Classrooms throughout the building have varying aged casework.	Replace casework throughout the building within classrooms. Particular attention to science and art classrooms. (±26 lineal feet per classroom, ±12 lineal feet for ancillary spaces)	\$1,276,800				
Science Room		X						Science room desks/tables nearing the end of useful life	Replace all existing desks/tables with new. Replace existing flooring under desks/tables with new (tiles under desks/tables may contain abestos) (200 lf of casework)	\$400,000				
Science 218 Teacher Station		X						Classroom 218 appears to not be used as a science classroom any longer.	Remove science gases and water at the 1 teacher station.	\$5,000				
Art Room, Home Economics		X						Replace casework, Home Ec does not have fume hoods over stoves, although they are electric ranges and not required.	Replace Casework and provide fume hoods.	\$37,500				
Woodshop		X						Overall, woodshop is in excellent condition. There are a number of code issues related to stairs to mezzanine. Also, a paint booth is upstairs on the mezzanine and does not appear to have proper ventilation. additionally, There appears to be a lot of extraneous storage happening.	Provide stair guardrails that meet current building code. Remove extraneous storage materials.	\$5,000				
Gymnasium		X						Handrails at mezzanine of gym do not meet height requirement in building code.	Replace or modify existing handrails to have a minimum height of 42". (±100 lineal feet)	\$13,500				
Auditorium / cafe			X					Movable partition is at end of life, elevated areas do not have ramps. Acoustics were indicated as an issue. No Railings present on stairs to stage. Entry vestibule to Auditorium needs a ceiling refresh.	Replace Moveable Partition, Build Ramps for full accessibility to elevated areas, install tectum sound treatments. Install railings at steps to stage. Replace ceiling at surrounding spaces. Install 25 8sf tectum panels throughout cafe	\$103,200				
Kitchen / Service Lines			X					The existing kitchen and serving line are inadequate for the use.	Reconfigure the serving line to improve flow.	\$250,000				

Security Film							Glass at exterior entries and adjacent windows is not safety rated. Media Center should also have film applied	Install window security film at windows and door at exterior entries. (3000 sf)	\$75,000			
Interior Doors		X					Some interior doors are in poor condition.	Replace Interior doors and associated hardware.	\$165,000			
Auditorium Ceilings		X					The ceilings are in poor condition and in need of repairs.		\$357,500			
Locker Rooms		X					The locker rooms are in poor condition and should be upgraded.	Upgrade the areas identified including, flooring, ceiling, finishes, electrical and mechanical.	\$880,000			
MECHANICAL									\$1,882,472			
Exterior Classrooms		X					PTAC's were abandoned in place during the last renovation of Upton Middle.	Remove PTAC and patch hole to match adjacent surface. Have to patch interior and exterior wall. Typical for most classrooms.	\$250,000			
Classroom Closet		X					Electric heaters were abandoned in place during the last addition to Upton Middle.	Remove electric heater and patch hole to match adjacent surface. Patch interior wall	\$2,500			
Exterior Door		X					Latest renovation to Upton Middle did not include placing a heater by exterior door	Add in ceiling mounted unit heater	\$5,000			
Science Room		X					Poor ventilation in current science classrooms	Provide new exhaust fans above desks containing gas. Provide new RTU dedicated to science wing classrooms.	\$50,000			
AHUs and RTUs		X					All RTUs were installed in 1999 are nearing end of useful life. Total of 13 gas-fired, DX RTUs. System is VAV with electric reheat.	RTUs should be considered for replacement with the next bond.	\$1,000,000			
Building Management System/Controls		X					Building controls is a mixture of pneumatic and older DDC controls.	Recommend upgrading to new DDC controls to be consistent across the district with the next bond.	\$526,472			
Media Center		X					Media center four way cassette nearing end of useful life.	Provide new 4 way cassette and change like for like	\$6,000			
Art Classroom		X					No kiln hood above existing kiln	Provide new kiln hood (I.E "Vent-A-Kiln") to serve existing kilns	\$10,000			
Home Economics Classroom		X					No range hoods in place above stove/ovens in home economics classroom	Provide new range hoods directly above stove/ovens	\$10,000			

Server Room		X						Four way cassette in server room is nearing the end of useful life	Provide new four way cassette and change like for like	\$10,000			
Vestibule		X						Vestibule entrance near auditorium does not have adequate heating	Provide new CUH and replace existing CUH for vestibule	\$2,500			
Kiln Room Exhaust			X					The kiln room does not have proper exhaust.	Provide new exhaust system.	\$10,000			
PLUMBING										\$80,000			
Underground Storm							X	No known issues.					
Building Storm							X	Building storm is roof drains with overflows. Some of the overflows have been damaged or cracked through the years.	Clean up and replace as necessary with the next bond.				
Underground Sanitary							X	No known issues.					
Building Sanitary							X	No known issues.					
Domestic Water Piping							X	6" DCW. No known issues.					
Water Heaters				X			X	Lochinvar Shield, 199,000 BTU/HR. System appears in good working order.	Plan for replacement in approximately 10 years.	\$25,000		Already replaced	
Water Softener		X						No softener in the building main water supply. Causes issues particularly with showers. Science labs have small, point of use RO/DI		\$30,000			
Plumbing Fixtures					X			Plumbing fixtures are newer and in decent shape. The flush valves are the "budget" version of the Sloan Valve that is meant for developer projects, vs commercial projects. The installed version is a 3-5 year valve, vs the 15-20 year valve that we would typically see installed in school applications.	Upgrade fixtures and Sloan Valves as necessary.	\$25,000			
Fire Protection				X				Media center addition is suppressed. The rest of the building is not.					
ELECTRICAL										\$2,835,888			

Electrical Service		X					The existing service is a 480/277, 3ph, 4w, 1200A main fuse switchboard. The incoming section of the switchboard is newer than the (2) distribution section which are original to the building construction. The switchboard is beyond its useful life and should be replaced as soon as possible. The switchboard is fed from a pad-mount, 750kVA, 12470GY/7200 : 480/277, 3ph, 4w, 1200A.	Replace the existing MDP switchboard with a new breaker style switchboard. Provide an arc flash study as part of all work.	\$100,000			
Distribution & branch panels		X					There are some really old panels and distribution well beyond its useful life. The original distribution is still active. This equipment should be replaced as soon as possible.	Replace recessed and surface mount panelboards throughout building that are from original building construction. Replace also associated feeders and all branch wiring. Replace all associated dry type transformer and associated feeders.	\$300,000			
Exterior lighting		X					The exterior lights are a combination of compact florescent, HID and HPS type fixtures. Some of the existing lights have been retrofitted with LED replacement lamps. The retrofit replacement lamps are a good energy saving measure for short term. Long term, the fixtures should be replaced with LED type fixtures. This will provide a 20-30 year fixture with better energy savings, better control and	Replace existing building mounted exterior lighting with new LED lighting fixtures. Provide dedicated lighting connected to an emergency power source at exterior egress doors that do not currently have emergency lighting fixtures.	\$30,000			
Parking lot lighting		X					Site parking lot/drive lighting is made up of site lighting with steel poles and concrete poles. The (2) steel poles in the north parking lot are owned by SJPS, the remainder of the site lighting (with concrete poles) are owned by AEP. All site lighting are HID and HPS type fixtures.	Replace existing site parking lot lighting with new aluminum poles and LED fixture heads on existing concrete bases (approximately 15 poles). Refeed all site lighting with new lighting circuits from distribution or branch panels within the building and connect to a building lighting control system. This will give the school flexibility and control over exterior lighting at the site.	\$75,000			
Interior lighting		X					The interior lighting is a combination of T8 and T12 fluorescent, compact fluorescent and HID. The lighting is near the end of its useful life. Upgrading to LED and providing dimming will reduce energy costs and provide a better learning environment. A lot of the labs don't have a switch at the second entrances. Mainly in the labs.	Provide new LED type lighting throughout the building. In all occupied spaces 0-10 volt dimming will be provided. Fixture quantities will be reduced where possible. All existing conduit and wiring will be reused where possible.	\$1,579,416			
Auditorium Lighting and Controls		X					The existing auditorium lighting and controls are beyond their useful life. The controls are a very old dimming system.	Replace house lighting, stage lighting and all associated controls.	\$100,000			
Emergency lighting		X					Emergency lighting is a combination of internal battery packs and bug-eye type fixtures. The emergency lighting at the time of installation met code, but does not meet today's code. For this size of building a emergency generator should be provided including transfer switch and associated panels.	Provide new emergency lighting as part of lighting upgrade. Provide a emergency automatic transfer switch and new panel and connect to existing generator.	\$263,236			
Receptacles & circuiting			X				The wiring and associated receptacles that are part of the original construction are near the end of their useful life. The wiring and receptacles should be replaced as part of the panelboard replacement.	Replace branch wiring and associated outlets.	\$50,000			
Lighting controls		X					There are existing occupancy sensors in most spaces. nLight controls in corridors, classrooms. Classrooms employ step dimming controlled by low voltage switches at classroom entry's. Lab classrooms are missing switches at second door into space from hallway.	Provide new controls throughout. A DALI based system would help reduce initial install cost as well as long term maintenance costs.	\$263,236			

Emergency power		X						There is no emergency generator on site.	Consider providing a emergency generator with two automatic transfer switches. One for the emergency lighting and one for standby systems like boilers, pumps, office power, communications, kitchen refrigerators/freezers and any other systems deemed important.	\$75,000			
Fire Alarm					X			The building has a new Simplex 4100 voice/strobe type system. The system should last 15-10 years with little to no maintenance.	None				
TECHNOLOGY										\$2,491,000			
Network Data Cabling		X						Existing cabling is a mix of Category 5e and 6.	Today's current standard is Category 6A. Recommend replacement of all existing 5e and 6 with 6A.	\$650,000			
Network Electronics		X						Current HS switches are beyond their expected useful life.	Replace all core and edge network switches with new.	\$286,000			
Wireless LAN						X		Existing wireless access points are beyond their expected useful life.	Replace all existing wireless access points.	\$200,000	Already being done		
Servers & Storage				X				Existing servers, storage, firewall & DMZ are beyond their expected useful life.	Replace all with new.	\$250,000	Firewall DMZ are being done now. Servers have about five years left.		
Sound Systems			X					Existing Sound systems are beyond their expected useful life.	Replace all existing sound systems with new.	\$210,000	IT is doing work in the Aud. right now. Need more input. Need to check on the Gym and pool if they need		
Public Address		X						The existing Rauland Telecenter public address system is beyond its expected useful life.	Replace the public address system with an IP-Based solution.	\$125,000	Replace all PA systems throughout the district.		
Classroom Audio Visual			X					Classroom AMX control system are beyond their expected useful life.	Replace AMX control systems with a new and modern solution.	\$300,000	All refreshed last summer but needs to be re-looked at	AVI tech for a consultant	
Specialty Audio visual			X					Media Center, music, vocal, yearbook, theater, CAD, graphic arts audio visual systems are beyond their expected useful life.	Replace all audio visual equipment with modern equivalent.	\$70,000	Pete to follow up		
Auditorium Performance Audio Visual			X					Auditorium audio visual systems is beyond its expected useful life.	Replace existing auditorium AV equipment with modern equivalent.	\$150,000	Pete to follow up		
Security Upgrades		X						Existing Avigilon Camera System and S2/Lenel Access Control System are relatively new; cameras should be replaced/added and the systems should be integrated with one another.	Replace all cameras, add cameras at "dead zones", and integrate the systems with one another. Upgrade to a 1-card solution. Increase overall storage capacity.	\$250,000			
Key Phob for all Classroom Doors								Align all access control approaches district wide for consistent implementation	Card Readers have been discussed but other alternatives are also Security Classroom locks.				
Access Control Exterior		X						Some exterior doors are not alarmed and some will require additional card readers.	Add add new door position sensors, new card readers, and additional panels to support this effort.	120,000			
Digital Signage				X				The existing Tightrope digital signage players and associated displays are beyond their expected useful life.	Replace digital signage with a modern equivalent.	\$40,000			
PC and MAC Labs				X				62 PCs in labs and 4 iMac Labs Pub Lab, Graphic Arts, Foreign Language Lab, Media Center Lab + 10 studio/art lab surface tablets are all beyond their expected useful life.	Replace PC's and Macs with modern equivalent.	\$138,000	Pete needs to confirm with Brenda		

Unified Time and Clock Control			x				The existing American Site Sync Unified Time system is beyond its expected useful life.	Replace as part of the Public Address system replacement.	\$131,618		
FOOD SERVICE										\$230,000	
Walk-in Cooler & Frz			x				Existing Louisville Cooler unit in good physical condition and operating at correct temperatures	Replace within 5 Years	\$60,000		
Dry Storage Area					x		Space is adequate and existing polymer shelving is in good condition	None			
Food Prep Equipment			x				All work surfaces are in poor condition with painted sub-structures	Replace as soon as possible	\$30,000		
Kitchen Hood System			x				Hood is not MMC Code Compliant and in need of replacement.	Replace hood system	\$75,000		
Cooking Equipment					x		All equipment is new and in good working condition except for the stationary kettle which should be replaced. In addition the kettle is piped to a drain without a drain water tempering device. Add drain water tempering device.	Replace the kettle and add a drain water tempering device	\$53,000		
Dishwashing Equipment					x		Dishwashing is good. Dishtables are in need of replacement and have painted sub-structures. Plumbing should be updated within 10 years and is not code compliant	None	\$12,000		
Serving Equipment					x		Equipment is in good condition and is all operational.	None			

**ST JOSEPH PUBLIC SCHOOLS
BROWN ELEMENTARY
46,600 SF**

Priority 0 = Immediate need items

Priority 1 = Item no longer meets current use, is outdated, does not meet code, and should be replaced






Priority 2 = Item is nearing the end of it's useful life, should be replaced in the next 5 years

Priority 3 = Item meets current use, showing signs of age and should be replaced in the next 10 years

Priority 4 = Item meets current and future needs, no recommendation for improvement for the next 10 years


MP = Master plan



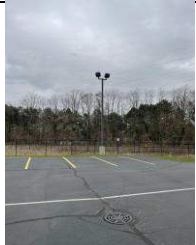








	PRIORITY LEVEL								DESCRIPTION	CORRECTIVE ACTION	ESTIMATED COST	IMAGES
	P0	P1	P2	P3	P4	MP	NA					
ARCHITECTURAL										\$4,463,953		
Parking Lot				X					The staff parking on the west side of the building along with the north lot along the media center are starting to crack and show wear.	Replace parking lot along with new base for 16,000 sf	\$64,000	
Concrete Sidewalks				X					Sidewalks are in good condition	None		
Fencing			X						The perimeter fencing along the north and east property lines is at the end of its useful life.	Replace approximately 1,200' of fence with new 6' tall vinyl fencing.	\$60,000	
Monument Sign						X			There is no sign.	Provide new digital sign.	\$50,000	
Playground Equipment					X				The playground equipment is new and in good condition.	No new equipment recommended		
Playground Surface			X						Playground mulch appears to be in good shape	Refresh approximately 17,250 of playground mulch	\$21,563	

Roof Membrane Media Center	X						Roof over Media center and remainder of building is at end of life.	Replace priority 0 and 1 from the roof report. About 53337 square feet	\$150,000		
Roof Membrane		X					Roof over Media center and remainder of building is at end of life.	Replace priority 0, 1 and 2 from the roof report. About 56,149 square feet	\$2,078,340		
Roof Membrane						X	Roof over Media center and remainder of building is at end of life.	Remove asphalt tar roof Membrane roof at rest of building and replace with a single ply membrane. 46,000 s.f.	\$500,000		
Lockers						X	Request was made to investigate installing corridor lockers.	Install corridor lockers throughout. (Assumed 500 Lockers required)	\$250,000		
Casework		X					Casework is beyond the end of its useful life.	Replace casework throughout.	\$500,000		
Toilet Rooms					X						
North Entrance Upgrade							The north entrance should have a vestibule.	Provide renovations and create a vestibule.	\$50,000		
Drinking Fountains		X					The existing drinking fountains are in poor condition and at the end of their useful life.	Replace drinking fountains with new.	\$14,000		
Security Film							Glass at exterior entries and adjacent windows is not safety rated.	Install window security film at windows and door at exterior entries. (1200 sf)	\$30,000		
Exterior Entries		X					Request was made to install walk off carpet at all exterior entries that abut a corridor.	Install walk off carpet (5 Entries, 70 sf each)	\$28,000		
Classroom Signage		X					The classroom signs are not consistent and should be replaced throughout.	Provide new signage throughout the building.	\$25,000		
Corridors		X					Coat Hooks near Gym/cafeteria need to be removed. These are a code violation. Glass sidelites in doors in corridor walls do not appear to be fire rated glass.	Remove coat hooks and shelf, install lockers throughout the building. Install fire rated glass in corridors or infill with a fire rated panel.	\$28,470		
White Boards			X				Replace all Markerboards and tackboards throughout the building.	1 Large Markerboard and 3 Tack boards per classroom	\$95,000		



Interior Walls - Classroom 01							It appears that at some point a wall was built to create classroom 01. This wall was built with wood framing and glass transoms. This wall does not meet the required classroom fire rating requirements. Additionally, the door frame	Remove the wall and door and build a rated wall with a rated door. All classroom workroom doors should be removed and replaced.	\$12,680		
Floor Finishes		X					The carpet in many rooms is showing signs of age. There are cuts and stains in most classrooms. The wall base is also beginning to come unglued in a number of locations.	Replace floors and wall base throughout the building. Recommend LVT flooring with new rubber base. (±42,200 sf of flooring, ±8,400 sf lineal feet of base)	\$383,900		
Media Center - Finishes		X					Recommend replacing carpet, base, and ceilings near product end of life.	As part of a larger building refresh, replace finishes indicated.	\$55,800		
Media Center - North Wall		X					In the north wall of the media center, there appear to be some cracks in the wall.	Investigate the cause and correct.			
Exterior Entries				X			The northern entry to the building was indicated as being desirable for a new entry design.	Recommend Security Vestibule and improved architectural design for entry. Generally, recommend Aluminum Frames and FRP Door	\$67,200		
Exterior Entries - Card Readers							Request was mentioned to provide card reader access at exterior doors.	Review exterior doors and identify preferred locations of card reader access.			
MECHANICAL									\$0		
Heating Source and Condition					X		Existing Boilers in need of replacment	Boilers are being replaced summer of 2023.			
Heating Pumps and Piping					X		Existing pumps in need of replacement.	Pumps are being replaed in summer of 2023.			
Cooling Source and Condition					X		The media center is the only portion of the buiding that is currently cooled.	The entire building HVAC system is being upgraded during the summer of 2023.			
Cooling Pumps and Piping						X					
AHUs and RTUs					X		Existing Media Center and Gym AHUs are in need of replacement.	RTUs are being replaced in summer of 2023.			
Air Delivery					X		Distribution system is poor within the classrooms.	HVAC is being replaced and upgraded during summer of 2023.			
Ventilation					X		Ventilation is poor throughout.	HVAC is being replaced and upgraded during summer of 2023.			
Building Management System/Controls					X		Building controls are mostly pneumatic.	Controls will be removed and replaced during the summer of 2023 with new DDC control system.			
PLUMBING									\$30,000		

Underground Storm					X		No known issues.				
Building Storm					X		Storm system consists of roof drains with overflow system.	Continue proper maintance as necessary.			
Underground Sanitary					X		No known issues.				
Building Sanitary					X		No known issues.				
Domestic Water Piping					X		No known issues.				
Water Heaters					X		Water heater is a gas-fired atmospheric storage type water heater that is 10-15 years old.	Recommend replacing with condensing power-vented water heater within the next 5 years.	\$30,000		Just replaced
Water Softener						X	Building does not currently have a water softener.				
Plumbing Fixtures				X			Plumbing fixtures are in good condition.	Recommend upgrades with next major architectural renovations.			
Fire Protection						X	Building is not currently suppressed.				
ELECTRICAL									\$135,000		
Electrical Service					X		The main distribution panel is a Square D switchboard in great condition. It is a 208/120-volt, 3-phase, 4-wire, 1,600 amp with a main breaker. There is plenty of space to add additional circuit breakers along with plenty of electrical capacity for any future added loads.	The electrical system is not properly labeled for arc flash hazard levels. This is something that should be done to ensure the district meets current OSHA and NEC requirements. The arc flash will be performed as part of the HVAC upgrade project.			

Distribution & branch panels					X		All panels and transformers are new and in good condition.	None			
Exterior lighting					X		The exterior lights are a combination of compact fluorescent and HID type fixtures. Most of the HID fixtures have been retrofit to LED replacement lamps. The retrofit replacement lamps are a good energy saving measure for short term. Long term, the fixtures should be replaced with LED type fixtures. This will provide a 20-30 year fixture with better energy savings, better control and less maintenance. The exterior fixtures should be replaced as part of the interior lighting replacement. The current	The lights are being replaced as part of the HVAC project.			
Parking lot lighting					X		The existing parking lot lights are HID type fixtures with LED retrofit lamps. The retrofit replacement lamps are a good energy saving measure for short term. Long term, the fixtures should be replaced with LED type fixtures. This will provide a 20-30 year fixture with better energy savings, better control and less maintenance. The exterior fixtures should be replaced as part of the interior lighting replacement. The new LED lights would be provided with bi-level control which reduces the	Replace site lighting with new LED type. Provide new poles and heads, mounted on existing bases and use existing wiring. Approximately 10 poles.	\$50,000		
Interior lighting					X		The interior lighting is a combination of T8 fluorescent, compact fluorescent and HID. The lighting is near the end of its useful life. Upgrading to LED and providing dimming will reduce energy costs and provide a better learning environment. A lot of the labs don't have a switch at the second entrances. Mainly in the labs.	The interior lighting and associated controls will be replaced as part of the HVAC project.			
Emergency lighting					X		Emergency lighting is a combination of internal battery packs and bug-eye type fixtures. The emergency lighting at the time of installation met code, but does not meet today's code. For this size of building a emergency generator should be provided including transfer switch and associated panels.	As part of the HVAC project new central inverters will be installed for the emergency lighting. They will feed a dedicated emergency panel that will make it easy to backfeed if a generator is ever added to the building.	\$10,000		

Receptacles & circuiting					X		Outlets are in good working condition.	None			
Lighting controls					X		There are existing occupancy sensors in most spaces. There have been issues with the system and is near the end of its useful life.	The lighting controls are being replaced as part of the HVAC project.			
Emergency power					X		There is no emergency generator on site.	Consider providing a emergency generator with two automatic transfer switches. One for the emergency lighting and one for standby systems like boilers, pumps, office power, communications, kitchen refrigerators/freezers and any other systems deemed important.	\$75,000		
Fire Alarm					X		The building has a new Simplex 4100 voice/strobe type system. The system should last 15-10 years with little to no maintenance.	None			
TECHNOLOGY									\$1,139,600		
Network Data Cabling		X					Existing cabling is a mix of Category 5e and 6.	Today's current standard is Category 6A. Recommend replacement of all existing 5e and 6 with 6A.	\$300,000		
Network Electronics		X					Current HS switches are beyond their expected useful life.	Replace all core and edge network switches with new.	\$286,000		
Wireless LAN						X	Existing wireless access points are beyond their expected useful life.	Replace all existing wireless access points.	\$200,000	Already being done	

Servers & Storage				X				Existing servers, storage, firewall & DMZ are beyond their expected useful life.	Replace all with new.	\$250,000	Firewall DMZ are being done now. Servers have about five years left.	
Sound Systems			X					Existing Sound systems are beyond their expected useful life.	Replace all existing sound systems with new.	\$210,000	ITC is doing work in the Aud. right now. Need more input. Need to check on the Gym and pool if they need to be addressed.	
Public Address		X						The existing Rauland Telecenter public address system is beyond its expected useful life.	Replace the public address system with an IP-Based solution.	\$125,000	Replace all PA systems throughout the district.	
Classroom Audio Visual			X					Classroom AMX control system are beyond their expected useful life.	Replace AMX control systems with a new and modern solution.	\$375,000	All refreshed last summer but needs to be re-looked at	AVI tech for a consultant
Specialty Audio visual			X					Media Center, music, vocal, yearbook, theater, CAD, graphic arts audio visual systems are beyond their expected useful life.	Replace all audio visual equipment with modern equivalent.	\$70,000	Pete to follow up	
Auditorium Performance Audio Visual			X					Auditorium audio visual systems is beyond its expected useful life.	Replace existing auditorium AV equipment with modern equivalent.	\$150,000	Pete to follow up	
Security Upgrades		X						Existing Avigilon Camera System and S2/Lenel Access Control System are relatively new; cameras should be replaced/added and the systems should be integrated with one another.	Replace all cameras, add cameras at "dead zones", and integrate the systems with one another. Upgrade to a 1-card solution. Increase overall storage capacity.	\$200,000		
Key Phob for all Classroom Doors								Align all access control approaches district wide for consistent implementation	Card Readers have been discussed but other alternatives are also Security Classroom locks.			
Access Control Exterior		X						Some exterior doors are not alarmed and some will require additional card readers.	Add add new door position sensors, new card readers, and additional panels to support this effort.	120,000		
Digital Signage				X				The existing Tightrope digital signage players and associated displays are beyond their expected useful life.	Replace digital signage with a modern equivalent.	\$40,000		
PC and MAC Labs				X				62 PCs in labs and 4 iMac Labs Pub Lab, Graphic Arts, Foreign Language Lab, Media Center Lab + 10 studio/art lab surface tablets are all beyond their expected useful life.	Replace PC's and Macs with modern equivalent.	\$138,000	Pete needs to confirm with Brenda	
Unified Time and Clock Control			X					The existing American Site Sync Unified Time system is beyond its expected useful life.	Replace as part of the Public Address system replacement.	\$46,600		
FOOD SERVICE										\$35,000		

Walk-in Cooler & Frz					X	Existing American Panel units in good physical condition. There are issues with the ceiling panels leaking air and creating ice buildup. Recommend a complete tear down of the panelized systems, investigation as to why there are air leaks and provide corrective measures.	None	\$25,000	
Dry Storage Area				X	Space is adequate and existing polymer shelving is in good condition	None			
Food Prep Equipment				X	All work surfaces are in good condition. All food prep machinery is in good condition	None			
Kitchen Hood System				X	Hood is MMC Code Compliant and in good working condition.	None			
Cooking Equipment					X All equipment is fairly new and in good working condition. Untempered drain line was witnessed. Add drain water tempering device.	Add drain water tempering device	\$10,000		
Dishwashing Equipment					X Dishwashing area is equipped with the correct equipment is code compliant and good working condition.	None			
Serving Equipment				X	Equipment is in good condition and is all operational.	None			

ST JOSEPH PUBLIC SCHOOLS
EP Clarke
45,300 SF

Priority 0 = Immediate need items

Priority 1 = Item no longer meets current use, is outdated, does not meet code, and should be replaced






Priority 2 = Item is nearing the end of it's useful life, should be replaced in the next 5 years




Priority 3 = Item meets current use, showing signs of age and should be replaced in the next 10 years

Priority 4 = Item meets current and future needs, no recommendation for improvement for the next 10 years

MP = Master plan items












ARCHITECTURAL	PRIORITY LEVEL							DESCRIPTION	CORRECTIVE ACTION	ESTIMATED COST	IMAGES
	P0	P1	P2	P3	P4	MP	NA				
Parking Lot			X					The main parking lot is in good condition. The west parking lot and north playground hard surface are showing cracking and wear.	Replace the west parking lot and playground hard surface. 52,000 sf	\$208,000	
Parent drop off loop			X					The parent drop off loop could be widened to reduce ongoing maintenance	Replace loop with a wider loop with curbs. 6,500 sf.	\$39,000	
Concrete Sidewalks					X			Sidewalks are in good condition	None		
Fencing			X					The fencing along the west and north sides of the property line are beyond the end of its useful life.	Replace the fence with new 6' tall vinyl fencing. 1,300'	\$78,000	
Monument Sign						X		There is no sign.	Provide new digital sign.	\$50,000	


Playground Equipment						X	The playground equipment appears to be in good shape	Replace (1) large play structure	\$120,000	
Playground Equipment						X	The playground equipment appears to be in good shape	Replace (1) climber	\$40,000	
Playground Equipment						X	The playground equipment appears to be in good shape	Replace swings seats only, structure to remain. Replace with (6) regular swings and (2) ADA swings w/ belts	\$2,500	
Playground Surface						X	Playground mulch appears to be in good shape	Refresh approximately 17,890 of playground mulch	\$22,363	
Roof Membrane	X	X					The roof membrane appears to be in good working order. It is about mid - life	Replace priority 0, 1 and 2 from the roof report. About 51,875 square feet	\$1,139,270	
Roof Drain		X					There is one roof drain that has had issues backing up.	Provide new roof drain.	\$100,000	
Exterior Entries		X					Request was made to install walk off carpet at all exterior entries that abut a corridor.	Install walk off carpet (5 Entries, 70 sf each)	\$28,000	
Roof Near classroom 105 and 104	X						Roof drains have backed up near the classrooms indicated leading to water damage to the interior of the building. Drains have been scoped and determined to have failed.	Look at alternative drainage patterns for roofing, potentially edge scupper drainage to abandon the roof drains in this area. investigate all piping for remainder of roof drains	\$11,322	
Security Film							Glass at exterior entries and adjacent windows is not safety rated.	Install window security film at windows and door at exterior entries. (1300 sf)	\$32,500	
Classroom Toilet Rooms			X				Many of the classroom toilet rooms appear to have recent fixture changes. The rooms are very small and do not meet ADA.	Recommend expanding size of classroom toilet rooms or adding more common toilet rooms.	\$84,000	
Toilet Rooms					X		Toilet Rooms for general building use appear to be in good working order.	None		



Gymnasium			X				Existing Gymnasium also serves as cafeteria. It was expressed that sound can become an issue in this room. Gymnasium floor is also at end of life.	Recommend looking at some form of sound deadening material on either the walls or ceilings. Install new gym floor.	\$58,660		
White Boards			X				Many of the whiteboards throughout the building appear to be "wavy". This could be due to humidity within the building but also the age of the Whiteboards.	Recommend replacing all markerboards and tack boards throughout the building. 1 Large Markerboard and 3 Tack boards per classroom	\$90,000		
Interior Walls - Corridors			X				Existing corridor walls are glaze block. This makes maintenance difficult to match if a block gets damaged while also limiting the interior environment.	It was discussed to add lockers to the corridors and then a gypsum board wall could be built above the lockers to help hide the glazed block and allow for a more flexible interior environment. (500 Lockers)	\$250,000		
Interior Walls - Classrooms			X				Existing classroom walls should be painted in the future	Classroom Casework for coats and bags would be removed and replaced by corridor lockers.	\$225,570		
Casework			X				Casework is beyond the end of its useful life.	Replace casework throughout.	\$500,000		
Floor Finishes						X	Many of the classrooms have carpet within the building currently. Many instances were pointed out which are relatively new (2 years old) and are already showing signs of significant wear.	Recommend looking at an alternative classroom flooring finish that is durable but also cost effective from a maintenance standpoint. Acoustics are also an additional concern if going to a harder" finish	\$234,000	Already addressed	
Doors			X				Replace doors throughout entire area with hardware for current building codes. Special attention to Egress and Safety issues. A number of exterior doors, at classrooms in particular, are beginning to deteriorate.	Replace doors with new doors and hardware with the proper ratings. New exterior Aluminium Frame, FRP Panel doors at classrooms. Replace hardware throughout.	\$9,000		
Lockers						X	There are no classroom lockers.	Provide 400 new lockers and associated base in the hallways.	\$230,000		
Drinking Fountains			X				The existing drinking fountains are in poor condition and at the end of their useful life.	Replace drinking fountains with new.	\$14,000		
Teacher Lounge Casew						X	The existing casework is in poor condition.	Replace casework and associated counter.	\$10,800		
Classroom Signage			X				The classroom signs are not consistent and should be replaced throughout.	Provide new signage throughout the building.	\$25,000		
Classroom 104	X						There is an existing roof drain that was noted as having a pipe that has collapsed under the slab. This has caused water backup issues within the space.	As Part of a roofing project, abandon the roof drain and slope the roof such that you do not need this drain.			
Media Center - Finishes			X				Flooring, Base, Walls paint, and Ceilings in Media Center are aged and ready for updates.	Update all finishes throughout the media center.	\$140,000		
Exterior Courtyard						X	Exterior Soffit is showing signs of age. Landscaping in this space also poses issues of maintenance and access for maintenance.	Repair Exterior EIFS Soffit, Redesign Landscaping of space.	\$24,000		
MECHANICAL									\$0		

Heating Source and Condition					X		Existing Boilers in need of replacment	Boilers are being replaced summer of 2023.		
Heating Pumps and Piping					X		Existing pumps in need of replacement.	Pumps are being replaed in summer of 2023.		
Cooling Source and Condition					X		The media center is the only portion of the buiding that is currently cooled.	The entire building HVAC system is being upgraded during the summer of 2023.		
AHUs and RTUs					X		Existing Media Center and Office RTU in need of replacement.	RTUs are being replaced in summer of 2023.		
Air Delivery					X		Distribution system is poor within the classrooms.	HVAC is being replaced and upgraded during summer of 2023.		
Ventilation					X		Ventilation is poor throughout.	HVAC is being replaced and upgraded during summer of 2023.		
Building Management System/Controls					X		The controls have been recently upgraded	The building control system is being upgraded during the summer of 2023.		
PLUMBING									\$125,000	
Underground Storm					X		No known issues.			
Building Storm					X		Storm system consists of roof drains with overflow system.	Continue proper maintance as necessary.		
Underground Sanitary					X		No known issues.			
Building Sanitary					X		No known issues.			
Domestic Water Piping					X		No known issues.			
Water Heaters			X				Water heater is a gas-fired atmospheric storage type water heater that is 10-15 years old.	Recommend replacing with condensing power-vented water heater within the next 5 years.	\$25,000	
Water Softener						X	Building does not currently have a water softener.			

Plumbing Fixtures				X			Plumbing fixtures are in good condition.	Recommend upgrades with next major architectural renovations.	\$100,000	
Fire Protection						X	Building is not currently suppressed.			
ELECTRICAL									\$335,000	
Electrical Service				X			The existing service is a 208/120V, 3ph, 4W, 800A with no main disconnect. The current code requires one point of disconnect to turn power off to the entire building. As part of the HVAC project the electrical service is being upgraded.	The service will be upgraded in 2023		
Distribution & branch panels				X			Many of the panels are original and nearing the end of their useful life. As part of the replacement, the existing branch wiring should be evaluated and replaced as required.	Replace six branch panels, feeders and associated branch wiring.	\$100,000	
Exterior lighting						X	The exterior lights are a combination of compact fluorescent and HID type fixtures. Most of the HID fixtures have been retrofit to LED replacement lamps. The retrofit replacement lamps are a good energy saving measure for short term. Long term, the fixtures should be replaced with LED type fixtures. This will provide a 20-30 year fixture with better energy savings, better control and less maintenance. The exterior fixtures should be replaced as part of the interior lighting replacement. The current	The lights are being replaced as part of the HVAC project.		
Parking lot lighting				X			The existing parking lot lights are HID type fixtures with LED retrofit lamps. The retrofit replacement lamps are a good energy saving measure for short term. Long term, the fixtures should be replaced with LED type fixtures. This will provide a 20-30 year fixture with better energy savings, better control and less maintenance. The exterior fixtures should be replaced as part of the interior lighting replacement. The new LED lights would be provided with bi-level control which reduces the	Replace site lighting with new LED type. Provide new poles and heads, mounted on existing bases and use existing wiring. Approximately 10 poles.	\$50,000	

Interior lighting					X			The interior lighting is a combination of T8 fluorescent, compact fluorescent and HID. The lighting is near the end of its useful life. Upgrading to LED and providing dimming will reduce energy costs and provide a better learning environment. A lot of the labs don't have a switch at the second entrances. Mainly in the labs.	The interior lighting and associated controls will be replaced as part of the HVAC project.		
Emergency lighting			X					Emergency lighting is a combination of internal battery packs and bug-eye type fixtures. The emergency lighting at the time of installation met code, but does not meet today's code. For this size of building a emergency generator should be provided including transfer switch and associated panels.	As part of the HVAC project new central inverters will be installed for the emergency lighting. They will feed a dedicated emergency panel that will make it easy to backfeed if a generator is ever added to the building.	\$10,000	
Receptacles & circuiting				X				The wiring and associated receptacles that are part of the original construction are near the end of their usefull life. The wiring and receptacles should be replaced as part of the panelboard replacement.	Replace branch wiring and associated outlets.	\$100,000	
Lighting controls					X			There are existing occupancy sensors in most spaces. There have been issues with the system and is near the end of its useful life.	The lighting controls are being replaced as part of the HVAC project.		
Emergency power			X					There is no emergency generator on site.	Consider providing a emergency generator with two automatic transfer switches. One for the emergency lighting and one for standby systems like boilers, pumps, office power, communications, kitchen refrigerators/freezers and any other systems deemed important.	\$75,000	

Fire Alarm							X		The fire alarm system is being repalced this summer.	None				
TECHNOLOGY											\$2,509,300			
Network Data Cabling		X							Existing cabling is a mix of Category 5e and 6.	Today's current standard is Category 6A. Recommend replacement of all existing 5e and 6 with 6A.	\$300,000			
Network Electronics		X							Current HS switches are beyond their expected useful life.	Replace all core and edge network switches with new.	\$286,000			
Wireless LAN							X		Existing wireless access points are beyond their expected useful life.	Replace all existing wireless access points.	\$200,000	Already being done		
Servers & Storage							X		Existing servers, storage, firewall & DMZ are beyond their expected useful life.	Replace all with new.	\$250,000	Firewall DMZ are being done now. Servers have about five years left.		
Sound Systems			X						Existing Sound systems are beyond their expected useful life.	Replace all existing sound systems with new.	\$210,000	ITC is doing work in the Aud. right now. Need more input. Need to check on the Gym and pool if they need to be addressed.		
Public Address		X							The existing Rauland Telecenter public address system is beyond its expected useful life.	Replace the public address system with an IP-Based solution.	\$125,000	Replace all PA systems throughout the district.		
Classroom Audio Visual			X						Classroom AMX control system are beyond their expected useful life.	Replace AMX control systems with a new and modern solution.	\$375,000	All refreshed last summer but needs to be re-looked at	AVI tech for a consultant	
Specialty Audio visual			X						Media Center, music, vocal, yearbook, theater, CAD, graphic arts audio visual systems are beyond their expected useful life.	Replace all audio visual equipment with modern equivalent.	\$70,000	Pete to follow up		
Auditorium Performance Audio Visual			X						Auditorium audio visual systems is beyond its expected useful life.	Replace existing auditorium AV equipment with modern equivalent.	\$150,000	Pete to follow up		
Security Upgrades		X							Existing Avigilon Camera System and S2/Lenel Access Control System are relatively new; cameras should be replaced/added and the systems should be integrated with one another.	Replace all cameras, add cameras at "dead zones", and integrate the systems with one another. Upgrade to a 1-card solution. Increase overall storage capacity.	\$200,000			
Key Phob for all Classroom Doors									Align all access control approaches district wide for consistent implementation	Card Readers have been discussed but other alternatives are also Security Classroom locks.				

Access Control Exterior		X					Some exterior doors are not alarmed and some will require additional card readers.	Add add new door position sensors, new card readers, and additional panels to support this effort.	120,000		
Digital Signage				X			The existing Tightrope digital signage players and associated displays are beyond their expected useful life.	Replace digital signage with a modern equivalent.	\$40,000		
PC and MAC Labs				X			62 PCs in labs and 4 iMac Labs Pub Lab, Graphic Arts, Foreign Language Lab, Media Center Lab + 10 studio/art lab surface tablets are all beyond their expected useful life.	Replace PC's and Macs with modern equivalent.	\$138,000	Pete needs to confirm with Brenda	
Unified Time and Clock Control			X				The existing American Site Sync Unified Time system is beyond its expected useful life.	Replace as part of the Public Address system replacement.	\$45,300		
FOOD SERVICE									\$148,000		
Walk-in Cooler & Frz					X		Existing American Panel unit in good physical condition and operating at correct temperatures	None			
Dry Storage Area						X	Space is adequate. Existing shelving is not code compliant	Replace shelving	\$10,000		
Food Prep Equipment						X	All work surfaces are in good condition. One food machine is in need of replacement.	Replace 20 Quart Floor Mixer	\$10,000		
Kitchen Hood System						X	Hood is not MMC Code Compliant.	Replace System	\$75,000		
Cooking Equipment						X	Majority of the equipment is fairly new and in good working condition. Replace Stationary kettle. Kettle is piped to a drain without a drain water tempering device.	Replace Kettle and add drain water tempering device.	\$53,000		

Dishwashing Equipment				X		Dishwashing area is equipped with the correct equipment is code compliant and good working condition.	None		
Serving Equipment				X		Equipment is in good condition and is all operational.	None		

**ST JOSEPH PUBLIC SCHOOLS
LINCOLN ELEMENTARY
43,100 SF**

Priority 0 = Immediate need items

Priority 1 = Item no longer meets current use, is outdated, does not meet code, and should be replaced






Priority 2 = Item is nearing the end of it's useful life, should be replaced in the next 5 years

Priority 3 = Item meets current use, showing signs of age and should be replaced in the next 10 years


Priority 4 = Item meets current and future needs, no recommendation for improvement for the next 10 years

MP = Master plan items









ARCHITECTURAL	PRIORITY LEVEL								DESCRIPTION	CORRECTIVE ACTION	ESTIMATED COST	IMAGES
	P0	P1	P2	P3	P4	MP	NA					
Parking Lot			X						The existings parking lot, drive and hard surface playground are showing cracks and wear.	Provide all new paving including new base. 45,000 sf	\$180,000	
Concrete Sidewalks			X						Sidewalks appear to be in good condition. They are missing railings at the main entrance and the staff entrance.	Install new railing at the main entrance, kitchen entrance and staff entrance. 100'	\$20,000	
Fencing			X						The fencing along the west property line is at the end of its usefull life.	Replace approximatly 500' of 6' high fence with new black vynol.	\$32,500	
Monument Sign						X			There is no sign.	Provide new digital sign.	\$50,000	
Walking Track						X			Intstall walking track as previously deisgned.	Provide new track - 10,500 s.f. (2.5" 36A asphalt w/ 6" 22A base)	\$58,333	






Playground Equipment						X	The playground equipment appears to be in good shape	Replace (1) large play structure	\$120,000	
Playground Equipment						X	The playground equipment appears to be in good shape	Replace (1) climber	\$40,000	
Playground Equipment						X	The playground equipment appears to be in good shape	Replace swings seats only, structure to remain. Replace with (6) regular swings and (2) ADA swings w/ belts	\$2,500	
Playground Equipment						X		Request was made to re-arrange the playground equipment to allow a continuous walking track at fence line	\$10,000	
Playground Surface						X	Playground mulch appears to be in good shape	Refresh approximately 16,075 of playground mulch	\$20,094	
Playground Surface						X	No ADA access to playground surface	Remove section of concrete curb and turn down edge's at cut out to provide flush entrance into playground	\$7,500	
Classroom Signage		X					The classroom signs are not consistent and should be replaced throughout.	Provide new signage throughout the building.	\$25,000	
Drinking Fountains		X					The existing drinking fountains are in poor condition and at the end of their useful life.	Replace drinking fountains with new.	\$21,000	
Exterior Entries		X					Request was made to install walk off carpet at all exterior entries that abut a corridor.	Install walk off carpet (5 Entries, 70 sf each)	\$28,000	
Casework within classrooms		X					Casework in classrooms and work rooms is at end of life.	Replace with new casework. (32 lf at 19 classrooms)	\$486,400	
Doors to work rooms within Classrooms		X					Doors are aging to the workrooms within classrooms.	Replace all workroom doors. (19 doors)	\$53,200	

Security Film								Glass at exterior entries and adjacent windows is not safety rated.	Install window security film at windows and door at exterior entries. (1100 sf)	\$27,500		
Doors to Classrooms from Corridors							X	Doors from Corridor to Classrooms are not rated.	Per Building code, these should be rated. Remove and Replace with HM. (19 Doors)	\$53,200		
Stair Nosings and Railings		X						Stair nosings are at end of life. Stair railings do not meet current building code.	Replace with new Stair Nosings. Provide new, code compliant railings. (2 Stairs)	\$25,000		
Roof Membrane		X						Roof Membrane at Art Room roof is due for replacement.	Replace priority 0, 1 and 2 from the roof report. About 30,516 square feet	\$671,352		
Roof Drainage at South Canopy							X	Drainage is not working properly causing water damage to surrounding walls. Concrete columns are also deteriorating.	Repair Concrete columns, Fix Canopy drainage and repair edge fascia and walls. 300 sf Canopy, 50 lf of edge fascia	\$15,000		
Corridor - Display Cases		X						Storage Case in Corridor near Classroom 104 is not allowed per building code.	Find alternative location for storage of combustible materials. Infill Storage Case or convert to a Display case. (1)	\$10,000		
Toilet Rooms					X			Bathrooms have been recently upgraded				
Lockers		X						Lockers are dented, scratched, and have deteriorating paint.	Replace lockers in corridors. (Assume 400 lockers)	\$208,000		
White Boards			X					White boards show signs of delaminating.	Replace markerboards and tack boards throughout. (Assumed 1 white board, 3 tackboards per classroom, 19 classrooms)	\$95,000		
Interior Walls		X						Building Joints all show deterioration in caulk and seal.	Recaulk and seal. Particular attention to building expansion joint at second floor near music room 202. (3000 lf of joints)	\$60,000		
Interior Security Gates	X							Interior security gates do not meet building code.	Remove gates. (2 gates)	\$3,000		
Floor Finishes - Gym		X						Gym Floor is reaching end of life.	Replace Gym Floor (2,500 sf)	\$45,000		


Floor Finishes - Corridor						X	Terrazzo floor looks good. maintain current maintenance plan			
Ceiling Pads						X	Ceiling Pads are potentially being replaced as part of the HVAC project and others have been replaced previously.	Based on outcome of HVAC Project, no work required.		
Art Room		X					Art Room Ceiling requires replacement. Sink and Casework should be replaced as well	Replace Ceilings (900 sf) and Casework (32 lf)	\$57,000	
Gynasium / Cafeteria		X					Visible light to the exterior can be seen through exterior door in Gym. Ceiling tiles are at end of life. Wood floor has a few years left but generally is showing its age.	Replace exterior door (1), Replace Ceiling Tiles, Replace wood floor (2,500 sf).	\$72,800	
Kitchen			X				Existing floor has reached the end of it's life. Ceiling as well shows signs of age. The freezer has issues with icing that are being investigated.	Replace floor and ceiling. For ceiling, use a scrubbable ceiling tile. Correct Freezer issues as recommended by food service consultant. (1,400 sf)	\$22,400	
MECHANICAL									\$0	
Heating Source and Condition					X		Existing Boilers in need of replacment	Boilers are being replaced summer of 2023.		
Heating Pumps and Piping					X		Existing pumps in need of replacement.	Pumps are being replaed in summer of 2023.		
Cooling Source and Condition					X		The media center is the only portion of the buiding that is currently cooled.	The entire building HVAC system is being upgraded during the summer of 2023.		
Cooling Pumps and Piping						X				
AHUs and RTUs					X		Existing Media Center and Office RTU in need of replacement.	RTUs are being replaced in summer of 2023.		
Air Delivery					X		Distribution system is poor within the classrooms.	HVAC is being replaced and upgraded during summer of 2023.		
Ventilation					X		Ventilation is poor throughout.	HVAC is being replaced and upgraded during summer of 2023.		
Kitchen						X				
Building Management System/Controls					X		Portions of the building control are newer, while others are old.	The building control system is being upgraded during the summer of 2023.		

PLUMBING										\$130,000
Underground Storm					X		No known issues.			
Building Storm					X		Storm system consists of roof drains with overflow system.	Continue proper maintenance as necessary.		
Underground Sanitary					X		No known issues.			
Building Sanitary					X		No known issues.			
Domestic Water Piping					X		No known issues.			
Water Heaters			X				Water heater is a gas-fired atmospheric storage type water heater that is 10-15 years old.	Recommend replacing with condensing power-vented water heater within the next 5 years.	\$30,000	
Water Softener						X	Building does not currently have a water softener.			
Plumbing Fixtures				X			Plumbing fixtures are in good condition.	Recommend upgrades with next major architectural renovations.	\$100,000	
Fire Protection						X	Building is not currently suppressed.			
ELECTRICAL										\$425,000
Electrical Service					X		The existing service is a 208/120V, 3ph, 4W, 800A with no main disconnect. The current code requires one point of disconnect to turn power off to the entire building. As part of the HVAC project the electrical service is being upgraded.	The service will be upgraded in 2023		

Distribution & branch panels		X					There are some really old panels and distribution well beyond its useful life. The original distribution, which is still active, is in a very tight closet and does not meet code. This equipment should be replaced as soon as possible.	Replace 8 panels, feeders and all associated branch wiring.	\$150,000	
Exterior lighting				X			The exterior lights are a combination of compact fluorescent and HID type fixtures. Most of the HID fixtures have been retrofit to LED replacement lamps. The retrofit replacement lamps are a good energy saving measure for short term. Long term, the fixtures should be replaced with LED type fixtures. This will provide a 20-30 year fixture with better energy savings, better control and less maintenance. The exterior fixtures should be replaced as part of the interior lighting replacement. The current	The lights are being replaced as part of the HVAC project.		
Parking lot lighting				X			The existing parking lot lights are HID type fixtures with LED retrofit lamps. The retrofit replacement lamps are a good energy saving measure for short term. Long term, the fixtures should be replaced with LED type fixtures. This will provide a 20-30 year fixture with better energy savings, better control and less maintenance. The exterior fixtures should be replaced as part of the interior lighting replacement. The new LED lights would be provided with bi-level control which reduces the	Replace site lighting with new LED type. Provide new poles and heads, mounted on existing bases and use existing wiring. Approximately 10 poles.	\$50,000	
Interior lighting				X			The interior lighting is a combination of T8 fluorescent, compact fluorescent and HID. The lighting is near the end of its useful life. Upgrading to LED and providing dimming will reduce energy costs and provide a better learning environment. A lot of the labs don't have a switch at the second entrances. Mainly in the labs.	The interior lighting and associated controls will be replaced as part of the HVAC project.		
Stage lighting and controls			X				The existing stage lighting and controls are very old and beyond the end of their useful life. They should be replaced including all associated conduit and wire.	Replace stage lighting and controls	\$40,000	

Emergency lighting					X		Emergency lighting is a combination of internal battery packs and bug-eye type fixtures. The emergency lighting at the time of installation met code, but does not meet today's code. For this size of building a emergency generator should be provided including transfer switch and associated panels.	As part of the HVAC project new central inverters will be installed for the emergency lighting. They will feed a dedicated emergency panel that will make it easy to backfeed if a generator is ever added to the building.	\$10,000	
Receptacles & circuiting					X		The wiring and associated receptacles that are part of the original construction are near the end of their usefull life. The wiring and receptacles should be replaced as part of the panelboard replacement.	Replace branch wiring and associated outlets.	\$100,000	
Lighting controls					X		There are existing occupancy sensors in most spaces. There have been issues with the system and is near the end of its useful life.	The lighting controls are being replaced as part of the HVAC project.		
Emergency power					X		There is no emergency generator on site.	Consider providing a emergency generator with two automatic transfer switches. One for the emergency lighting and one for standby systems like boilers, pumps, office power, communications, kitchen refrigerators/freezers and any other systems deemed important.	\$75,000	
Fire Alarm					X		The fire alarm system is an old Simplex and at the end of its usefull life. The system is scheduled to be repalced in 2023 as part of the HVAC project.	Being replaced in 2023 as part of HVAC project.		
TECHNOLOGY									\$2,507,100	

Network Data Cabling		X						Existing cabling is a mix of Category 5e and 6.	Today's current standard is Category 6A. Recommend replacement of all existing 5e and 6 with 6A.	\$300,000		
Network Electronics		X						Current HS switches are beyond their expected useful life.	Replace all core and edge network switches with new.	\$286,000		
Wireless LAN							X	Existing wireless access points are beyond their expected useful life.	Replace all existing wireless access points.	\$200,000	Already being done	
Servers & Storage				X				Existing servers, storage, firewall & DMZ are beyond their expected useful life.	Replace all with new.	\$250,000	Firewall DMZ are being done now. Servers have about five years left.	
Sound Systems			X					Existing Sound systems are beyond their expected useful life.	Replace all existing sound systems with new.	\$210,000	ITC is doing work in the Aud. right now. Need more input. Need to check on the Gym and pool if they need to be addressed.	
Public Address		X						The existing Rauland Telecenter public address system is beyond its expected useful life.	Replace the public address system with an IP-Based solution.	\$125,000	Replace all PA systems throughout the district.	
Classroom Audio Visual			X					Classroom AMX control system are beyond their expected useful life.	Replace AMX control systems with a new and modern solution.	\$375,000	All refreshed last summer but needs to be re-looked at	AVI tech for a consultant
Specialty Audio visual			X					Media Center, music, vocal, yearbook, theater, CAD, graphic arts audio visual systems are beyond their expected useful life.	Replace all audio visual equipment with modern equivalent.	\$70,000	Pete to follow up	
Auditorium Performance Audio Visual			X					Auditorium audio visual systems is beyond its expected useful life.	Replace existing auditorium AV equipment with modern equivalent.	\$150,000	Pete to follow up	
Security Upgrades		X						Existing Avigilon Camera System and S2/Lenel Access Control System are relatively new; cameras should be replaced/added and the systems should be integrated with one another.	Replace all cameras, add cameras at "dead zones", and integrate the systems with one another. Upgrade to a 1-card solution. Increase overall storage capacity.	\$200,000		
Key Phob for all Classroom Doors								Align all access control approaches district wide for consistent implementation	Card Readers have been discussed but other alternatives are also Security Classroom locks.			
Access Control Exterior		X						Some exterior doors are not alarmed and some will require additional card readers.	Add add new door position sensors, new card readers, and additional panels to support this effort.	120,000		
Digital Signage				X				The existing Tightrope digital signage players and associated displays are beyond their expected useful life.	Replace digital signage with a modern equivalent.	\$40,000		
PC and MAC Labs				X				62 PCs in labs and 4 iMac Labs Pub Lab, Graphic Arts, Foreign Language Lab, Media Center Lab + 10 studio/art lab surface tablets are all beyond their expected useful life.	Replace PC's and Macs with modern equivalent.	\$138,000	Pete needs to confirm with Brenda	

Unified Time and Clock Control			X				The existing American Site Sync Unified Time system is beyond its expected useful life.	Replace as part of the Public Address system replacement.	\$43,100		
FOOD SERVICE									\$100,000		
Walk-in Cooler & Frz					X		Existing Kolpalk unit in good physical condition and operating at correct temperatures	None			
Dry Storage Area					X		Space is adequate and existing wire shelving is in good condition	None			
Food Prep Equipment					X		All work surfaces are in good condition. All food prep machinery is in good condition	None			
Kitchen Hood System					X		Hood is MMC Code Compliant and in good working condition.	None			
Cooking Equipment					X		All equipment is fairly new and in good working condition.	None			
Dishwashing Equipment					X		Dishwashing area is equipped with the correct equipment is code compliant and good working condition.	None			
Serving Equipment			X				Equipment is old but in fair condition and is all operational. The manufacture has been out of business for approximately 15 years and parts are becoming unavailable	Replace Serving Equipment	\$100,000		

**ST JOSEPH PUBLIC SCHOOLS
ATHLETICS
SF**

Priority 0 = Immediate need items

Priority 1 = Item no longer meets current use, is outdated, does not meet code, and should be replaced






Priority 2 = Item is nearing the end of it's useful life, should be replaced in the next 5 years



Priority 3 = Item meets current use, showing signs of age and should be replaced in the next 10 years

Priority 4 = Item meets current and future needs, no recommendation for improvement for the next 10 years

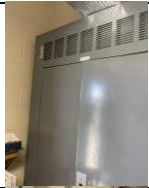






MP = Master plan items




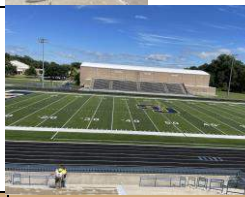


	PRIORITY LEVEL							DESCRIPTION	CORRECTIVE ACTION	ESTIMATED COST	IMAGES
	P0	P1	P2	P3	P4	MP	NA				
ARCHITECTURAL									\$2,288,000		
Football Field Fencing						X		The existing fencing around the football field is nearing the end of its usefull life.	Replace approximatly 6,000 feet of a mix of galvanized fencing with new 6' tall black vynol type fencing.	\$300,000	
Football Concessions under the stadium		X						The existing concessions stands under the seating portion of the stadium are in need of renovations.	Replace casework, ceilings, paint and associated services. (500 sf)	\$62,500	
Football Concessions and ticket booths								These buildings are at the end of their servicable life.	Recommend new concession and ticket booth building. (4,000 sf)	\$1,200,000	
Football Locker Rooms under bleachers		X						Complete installation of drywall in team room for fire ratings	Provide new and replace any existing damaged drywall. Repaint the entire room. (500 sf)	\$12,500	
Football Media Booth		X						Media booth doors are deteriorated allowing water into the booth.	Replace doors and repair drywall where damaged. (2 doors)	\$10,000	

Football Field Ceilings		X						The existing 2x4 ceilings are in poor condition.	Replace all ceilings with new layin type ceilings. (300 sf)	\$3,000		
Football Field Toilet and Locker Rooms		X						The finishes in the toilets are ending their usefull life.	Provide new finishes throughout the toilet rooms. (1000 sf ea, 2 toilet rooms)	\$160,000		
Football Fieldhouse Ceilings			X					The lay-in ceilings are at the end of their usefull life.	Replace lay-in ceilings.	\$40,000		
Waterproof Football Stadium		X							Waterproof both the home and visitors bleachers to prevent water from entering into finished spaces below.	\$500,000		
Football Fieldhouse Exterior Building Power Wash							X	The existng building is in need of cleaning in many of the areas.	Power wash the entire building. This scope of work can't have bond dolars allocated to it.			
Upton Middle School								The existing fencing is nearing the end of its usefull life. The concession stand building is in poor codition. The site needs reconfiguring.	Need to talk as a group what the district needs moving forward.			
MECHANICAL										\$5,000		
Heating Source and Condition			X					Heating only for stadium				
Heating Pumps and Piping							X					
Cooling Source and Condition							X					
Cooling Pumps and Piping							X					
AHUs and RTUs							X					
Air Delivery							X					

Ventilation								X				
Kitchen								X				
Building Management System/Controls								X				
Stadium Electrical Room		X							Fix electrical room exhaust fan	Fix electrical room exhaust	\$5,000	
PLUMBING											\$0	
Underground Storm								X				
Building Storm								X				
Underground Sanitary								X				
Building Sanitary								X				
Domestic Water Piping												
Water Heaters												
Water Softener												
Plumbing Fixtures												
Fire Protection												
ELECTRICAL											\$450,000	

Electrical Service						X		The existing service is a 120/240V, 1PH, 3W, 1200A with a main breaker. The service is in good condition with plenty of capacity.	None			
Distribution & branch panels						X		The panels are all newer and in good working condition with plenty of capacity.	None			
Exterior lighting		X						The exterior lighting is mostly metal halide and nearing the end of their useful life.	Replace exterior lighting with new LED type.	\$25,000		
Stadium Lighting						X		The stadium lights are Musco metal halide fixtures and are in good condition.	Plan for replacement in approximately 15 years.	\$300,000		
Parking lot lighting						X		The existing parking lot lights are HID type fixtures with LED retrofit lamps. The retrofit replacement lamps are a good energy saving measure for short term. Long term, the fixtures should be replaced with LED type fixtures. This will provide a 20-30 year fixture with better energy savings, better control and less maintenance. The exterior fixtures should be replaced as part of the interior lighting.	Replace site lighting with new LED type. Provide new poles and heads, mounted on existing bases and use existing wiring. Approximately 10 poles.	\$50,000		
Interior lighting			X					The interior lighting is a combination of linear fluorescent and compact fluorescent.	Replace lighting with new LED type. Provide new controls to allow fixtures to be dimmed.	\$15,000		
Emergency lighting			X					The emergency lighting are mainly bug-eye type fixtures which would not provide enough emergency lighting to meet today's code.	Provide new emergency lighting as part of interior lighting upgrade.	\$25,000		

Receptacles & circuiting			X					Overall the existing wiring and receptacles are in good condition. There are a lack of circuits in the concession stand area.	Provide additional circuits and receptacles in the concession stands.	\$10,000	
Lighting controls			X					There are no lighting controls in the building.	Provide lighting controls as part of lighting upgrade.	\$25,000	
Emergency power					X			There is no emergency power at the building. It would be very rare to have emergency power at a stadium.	None.		
Fire Alarm					X			There is no fire alarm in the building. This building type and occupancy would not require one.	None		
TECHNOLOGY										\$285,000	
Network Data Cabling		X						Existing cabling is a mix of Category 5e and 6.	Today's current standard is Category 6A. Recommend replacement of all existing 5e and 6 with 6A.	\$34,000	
Network Electronics		X						Current Athletics switches are beyond their expected useful life.	Replace all core and edge network switches with new.	\$25,000	
Wireless LAN		X						Existing wireless access points are beyond their expected useful life.	Replace all existing wireless access points.	\$60,000	
Security Upgrades		X						Existing Avigilon Camera System and S2/Lenel Access Control System are relatively new; cameras should be replaced/added and the systems should be integrated with one another.	Replace all cameras, add cameras at "dead zones", and integrate the systems with one another. Upgrade to a 1-card solution. Increase overall storage capacity.	\$150,000	
HS / MS Football Sound System									Need to verify the condition of the sound system. Always need wireless microphones	Pete to verify	
Baseball / Softball Sound systems										Pete to verify	

**ST JOSEPH PUBLIC SCHOOLS
TRANSPORTATION
5,160 SF**

Priority 0 = Immediate need items

Priority 1 = Item no longer meets current use, is outdated, does not meet code, and should be replaced

Priority 2 = Item is nearing the end of it's useful life, should be replaced in the next 5 years

Priority 3 = Item meets current use, showing signs of age and should be replaced in the next 10 years

Priority 4 = Item meets current and future needs, no recommendation for improvement for the next 10 years

MP = Master plan items







IGNYTE




MECHANICAL + ELECTRICAL DESIGN




CHRISTMAN
BUILDING SINCE 1894






CHRISTMAN CONSTRUCTORS, INC.


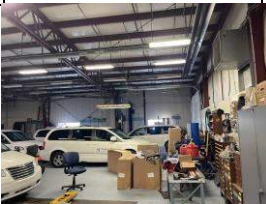




PRIORITY LEVEL								DESCRIPTION	CORRECTIVE ACTION	ESTIMATED COST	IMAGES
P0	P1	P2	P3	P4	MP	NA					
ARCHITECTURAL										\$925,028	
	X						The parking and drives are in poor condition.	Provide new heavy duty paving and all new base. 41,000 sf	\$186,778		
	X						The existing concrete at the entrance to the bays is in poor condition.	Provide new heavy duty concrete. 450 sf	\$11,250		
		X					The existing fencing is in poor condition.	Replace fencing with new 8' tall vinyl fencing. (1,400 sf)	\$105,000		
	X						Metal panel is dented.	Repair metal panel and roof as required. (5,160 sf)	\$200,000		
	X						Desire for Wash bay was indicated.	Investigate potential for building addition.		Utilize an existing bay	
						X					

Toilet Rooms		X					Bathrooms do not meet ADA	Any modifications to the building should include updates to make toilet rooms comply with ADA. (2 toilet rooms, 50 sf each)	\$35,000	
Interior Walls						X				
Floor Finishes						X				
Renovate existing finishes, ceilings, flooring etc.		X							\$387,000	
MECHANICAL									\$87,500	
Heating Source and Condition					X		Radiant tube heaters for garage, furnace without AC for office - 75,000 btu.	Replace furnace and add AC.	\$30,000	
Heating Pumps and Piping						X				
Cooling Source and Condition			X				Window shaker air conditioners for the office	Replace with new furnace with AC condenser.	\$25,000	
Cooling Pumps and Piping						X				
AHUs and RTUs					X		Existing Furnace in need of replacement	Replace furnace and add AC Coil.	\$20,000	
Ventilation				X			Gable fan			

Building Management System/Controls			X				Building is currently stand alone controls	Add to district automation system for notification and increased control / efficiency.	\$10,000	
Underground Storm						X				
Building Storm			X				Building is gutter and downspout.			
Underground Sanitary			X				Oil and Grease interceptor not located.	Verify oil and grease and provide new with next bond.	\$2,500	
Water Heaters				X			30mbh gas fired, 30 gal storage tank. Installed in 2003.	Replace in the next 5 - 10 years.		
Plumbing Fixtures		X					Plumbing fixtures are older but in good order.	Replace and upgrade with next major building upgrade.		
Air compressor				X			7.5HP, 24 ACFM vertical compressor that's newer, older horizontal compressor.			
ELECTRICAL									\$195,240	
Electrical Service			X				The existing service is a 208/120V, 3PH, 4W, 225A with a main breaker. The panel is approximately 30 years old and nearing the end of its useful life.	Replace the main panel with new in the next 10-15 years	\$8,000	

Distribution & branch panels			X				The panels are old and nearing the end of their usefull life.	Replace two panels and associted feeders.	\$15,000	
Exterior lighting			X				There are very few exterior building mounted lights on the building.	Provide additional lighting around the building.	\$25,000	
Parking lot lighting			X				The exrtior lighting is all metal halide and nearing the end of its usefull life.	Replace existing lighting with new LED type fixtures. Provide additional lighting as required to increase security.	\$50,000	
Interior lighting			X				The lighting is all linear flourscent and near the end of its usefull life.	Replace lighting with new LED type fixtures.	\$51,600	
Emergency lighting			X				Emergency lighting are all bug eye type fixtures and do not meet the curent code.	Provide new emergency light fixtures as part of interior lihgtng upgrade.	\$10,320	

Receptacles & circuiting			X				The receptacles and associated wiring are older and nearing the end of their usefull life.	Replace receptacles and associated wiring. Provide emergency shut off for fueling station.	\$25,000	
Lighting controls			X				there are no lighting controls in the building.	Provide controls in non-garage areas as part of interior lighting upgrade.	\$10,320	
Emergency power					X		There is no emergency power at the building. It would be rare to have emergency power at a building of this type.	None		
Fire Alarm					X		There is no fire alarm in the building and it is not required.	None.		
TECHNOLOGY									\$101,000	
Network Data Cabling			X				Existing cabling is a mix of Category 5e and 6.	Today's current standard is Category 6A. Recommend replacement of all existing 5e and 6 with 6A.	\$13,000	
Network Electronics			X				Current Transportation switches are beyond their expected usefull life.	Replace all core and edge network switches with new.	\$8,000	

Wireless LAN		x					Existing wireless access points are beyond their expected usefull life.	Replace all existing wireless access points.	\$30,000	
Security Upgrades		X					No electronic security is currently installed; cameras should be added and the systems should be integrated with one another.	Add all new cameras. Install a 1-card solution.	\$50,000	

ST JOSEPH PUBLIC SCHOOLS DISTRICT

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IGNYTE

MECHANICAL + ELECTRICAL DESIGN








CHRISTMAN CONSTRUCTORS, INC.










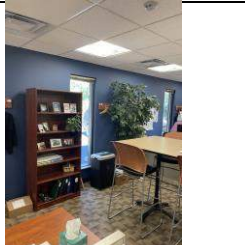


PRIORITY LEVEL								DESCRIPTION	CORRECTIVE ACTION	ESTIMATED COST	IMAGES
P0	P1	P2	P3	P4	MP	NA					
ARCHITECTURAL										\$700,000	
		X					The district is in need of additional off site storage.	Building a 5,000 sf storage facility on the Trasnfpotation facility.	\$700,000		
MECHANICAL										\$0	
PLUMBING										\$0	
ELECTRICAL										\$0	
TECHNOLOGY										\$1,600,000	
							3,200 existing student Chromebooks are beyond their expected useful life.	Replace with modern equivalent. Provisioned with Microsoft A3 Licensing & Google Apps for Education.	\$1,600,000		
						X	400 Staff use a mix of Chromebooks, Macbooks, and Windows depending on role and all are beyond their expected useful life.	Replace with modern equivalent.		Ordering them now	
							Verify scoreboards throughout distric		Pete and Ignyte need to verify		
	X						All UPS's need to be replaced	About 30 units throught the disetRICT		If the server room stays at the HS it needs to be replaced.	
								Look at implementing across the district.	Pete to verify		

Timeclock										District wide evaluation	Pete to verify	
Network Monitoring		X								Provide environmental monitors in all closets throughout the district		
Microsoft A3 licensing district wide							X	Microsoft software for staff machines		Provisioned with Microsoft A3 Licensing & Google Apps for Education.		Do not need it anymore

Interior Walls								X				
Floor Finishes												
Security Film									Glass at exterior entries and adjacent windows is not safety rated.	Install window security film at windows and door at exterior entries. (100 sf)	\$2,500	
Ceiling Pads												
MECHANICAL											\$124,860	
Heating Source and Condition								X	Furnaces installed in 2013. Appears to be in good working order.	Replace furnace like for like within 10 years	\$25,000	
Cooling Source and Condition								X	RTUs and Condensing Units installed in 2013	Replace units like for like in the next 10 years.		
AHUs and RTUs								X	RTUs/AHUs installed in 2013. Appear to be in good working order	Replace all existing RTUs and AHUs like for like in the next 10 years	\$50,000	
Air Delivery								X	Air delivery is through furnaces and RTUs.			
Ventilation								X	Ventilation is acceptable and appears to be per code.			
Building Management System/Controls								X	Controls are stand-alone thermostats.	Recommend these be upgraded and added to the district building automation at some point in the future. This will aid in troubleshooting and energy efficiency.	\$45,360	

IT Room HVAC				X			Mini-split for IT Room	Replace existing wall mounted mini-split with a ceiling mounting mini-split	\$4,500	
PLUMBING									\$3,000	
Underground Storm						X				
Building Storm						X	Building is gutter and downspout			
Underground Sanitary				X			No known issues.			
Building Sanitary				X			No known issues.			
Domestic Water Piping				X			No known issues.			
Water Heaters			X				Water heater installed in 2007. Appears to be in good working order.	Replace water heater like for like	\$3,000	
Water Softener						X	Building does not have a softener.			
Plumbing Fixtures				X			Plumbing fixtures are in good working order.			
Fire Protection						X	Building is not suppressed.			
ELECTRICAL									\$200,960	

Electrical Service					X			The service is new and in good working order. It is a 208/120V, 3PH, 4W, 225A	None			
Distribution & branch panels					X			The panels are all new with plenty of capacity.	None			
Exterior lighting					X			The exterior lighting is a mix of incandescent and replacement LED type.	Replace exterior lighting with new LED type.	\$10,000		
Parking lot lighting					X			The parking lot lighting is all metal halide and should be replaced with new LED type.	Replace 10 poles with new LED type fixtures. Provide all new wiring and bases.	\$50,000		
Interior lighting					X			The interior lighting is a combination of linear fluorescent and compact fluorescent.	Replace lighting with new LED type. Provide new controls to allow fixtures to be dimmed.	\$105,840		

Emergency lighting			X				The existing emergency lighting is a combination of internal battery type and bug eye fixtures.	Provide new emergency lighting as part of lighting upgrade. Provide a emergency automatic transfer switch and new panel and connect to existing generator.	\$10,000	
Receptacles & circuiting				X			Receptacles and wiring are in good condition.	None		
Lighting controls			X				There are existing occupancy sensors in most of the spaces.	Upgrade lighting controls to include dimming as part of lighting upgrade.	\$15,120	
Emergency power					X		There is a whole building generator that backs up the building.	Provide a second automatic transfer switch and associated panel to provide proper separation for emergency lighting.	\$10,000	
Fire Alarm					X		There is an existing Bosch fire alarm system in the building. It appears to be in good working condition.	None		
TECHNOLOGY									\$269,000	

Network Data Cabling			X				Existing cabling is a mix of Category 5e and 6.	Today's current standard is Category 6A. Recommend replacement of all existing 5e and 6 with 6A.	\$52,000	Need to look at the new building if admin moves to the new ECC building
Network Electronics			X				Current Admin switches are beyond their expected useful life.	Replace all core and edge network switches with new.	\$32,000	
Wireless LAN			X				Existing wireless access points are beyond their expected useful life.	Replace all existing wireless access points.	\$50,000	
Board Room Audio Visual Systems			X				Existing AV System is beyond its expected useful life.	Replace with new.	\$60,000	
Security Upgrades			X				Existing Avigilon Camera System and S2/Lenel Access Control System are relatively new; Cameras are currently not deployed.	Add cameras. Upgrade to a 1-card solution. Increase overall storage capacity.	\$75,000	

SUMMARY PAGE



BUILDING	PRIORITY 0 TOTAL	PRIORITY 1 TOTAL	PRIORITY 2 TOTAL	PRIORITY 3 TOTAL	PRIORITY 4 TOTAL	MASTER PLANNING TOTAL	BUILDING TOTAL	BUILDING REPLACEMENT COST	FCI
High School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$132,224,625	0%
Middle School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,066,300	0%
Brown Elementary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,611,000	0%
EP Clark Elementary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,175,500	0%
Lincoln Elementary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,438,500	0%
Administration	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,268,000	0%
Athletics	\$0	\$0	\$0	\$0	\$0	\$0	\$0		NA
Transportation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$903,000	0%
District Wide	\$0	\$0	\$0	\$0	\$0	\$0	\$0		NA
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$226,686,925	0%