

LOCKPORT CITY SCHOOL DISTRICT

CAPITAL IMPROVEMENT PROJECT, 2021



Board of Education Meeting
March 10, 2021



Turner

CIP, 2021

AGENDA FOR TODAY



SCOPE

- Building Condition Survey items
- Academic environment improvements
- Physical education program & athletic field enhancements



SCHEDULE

- Phase 1A
- Phase 1B
- Phase 2



BUDGET



John Pound Early Childhood Center

Phase 1A

- Renovations at John Pound Early Childhood Center include parking lot upgrades and fence replacement.



Anna Merritt Elementary School

Phase 1A

- Renovations at Anna Merritt Elementary School include sidewalk replacements, hard wired carbon monoxide detector upgrades, and masonry repairs.



George Southard Elementary School

Phase 1A

- Renovations at George Southard Elementary School include Locust Street and Beattie Avenue walking path repair, window panel replacement, masonry repairs, and hard wired carbon monoxide detector upgrades.



Roy B Kelley Elementary School

Phase 1A

- Renovations at Roy B Kelley Elementary School include hard wired carbon monoxide detector upgrades and flooring repairs.



Emmet Belknap Intermediate School

Phase 1A

- Renovations at Emmet Belknap Intermediate School include masonry repairs in the first phase.



Lockport High School West at Charlotte Cross

Phase 1A

- Renovations at Lockport High School West at Charlotte Cross include masonry repairs and flooring repairs



State Road Maintenance Building

Phase 1A

- Renovations at the State Road Maintenance Building include parking lot upgrades.





Phase 1B SCOPE

Charles Upson Elementary School

Phase 1B

- Renovations at Charles Upson Elementary School include secure entry improvements, hard wired carbon monoxide detector upgrades, and parking lot addition and renovations.



Emmet Belknap Intermediate School

Phase 1B

- Renovations at Emmet Belknap Intermediate School include ceiling replacements, flooring replacements, plumbing upgrades, elevator upgrades, fence replacement, HVAC upgrades, electrical upgrades, secure entry improvements, and hard wired carbon monoxide detector upgrades.



North Park Junior High School

Phase 1B

- Renovations at North Park Junior High School include HVAC upgrades, art room renovations, roofing replacements, ventilation upgrades, ceiling replacement, masonry repairs, electrical upgrades, plumbing upgrades, flooring and stair repairs, asbestos abatement, sink replacement, auditorium sound upgrades, and rubberized track surface.





Phase 2 SCOPE

Lockport High School

Phase 2

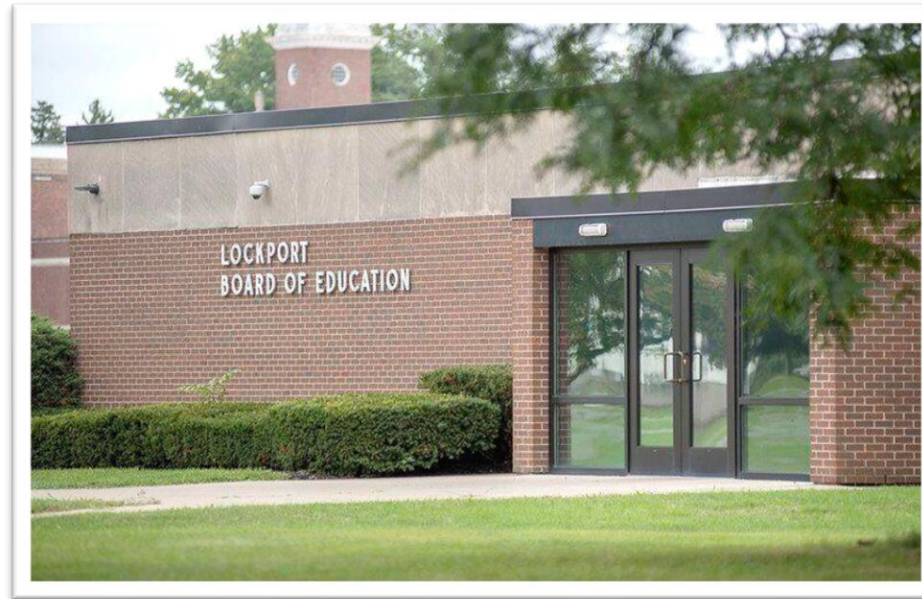
- Renovations Lockport High School include ceiling and wall panel replacements, locker replacement, HVAC upgrades, computer lab renovations, ventilation improvements, electronic message board replacement, turf softball field additions at Beattie Avenue, masonry repairs, exterior stair replacement, hard wired carbon monoxide detector upgrades and secure entrance renovations.



Administration Building

Phase 2

- Renovations at the Administration Building include board room floor and ceiling renovations.



District Wide Improvements

Phase 2

- District Wide improvements include cell phone coverage updates.

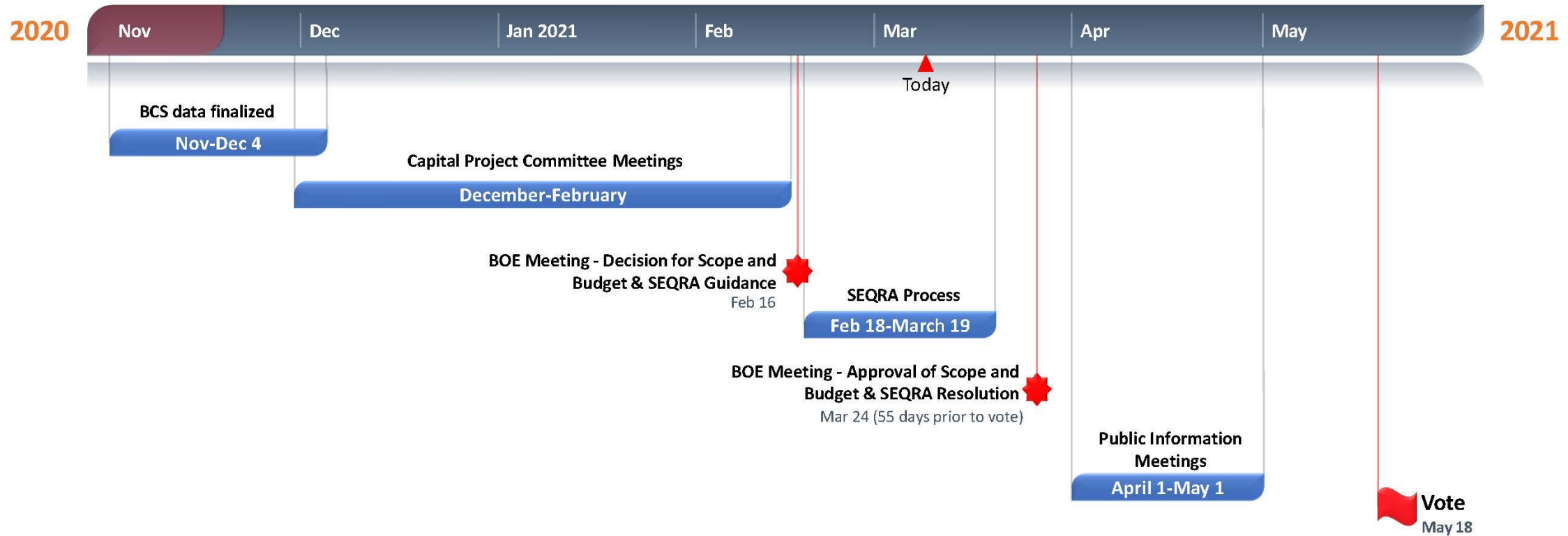




SCHEDULE



Lockport CSD Potential Pre-Ref Schedule



Pre-Ref Schedule

Phase 1A

Anticipated construction start Spring 2022 - End Fall 2022

Phase 1B

Anticipated construction start Spring 2023 - End Fall 2023

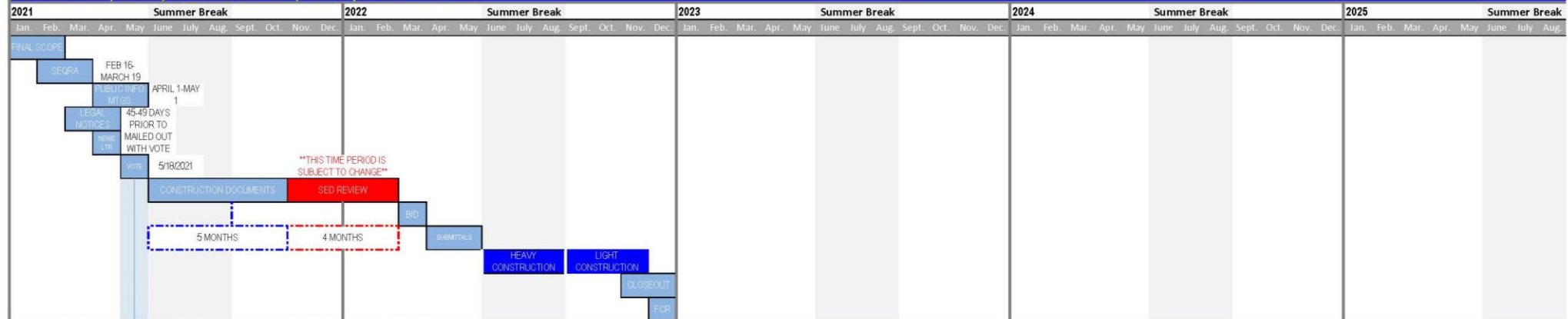
Phase 2

Anticipated construction start Spring 2024 - End Fall 2024

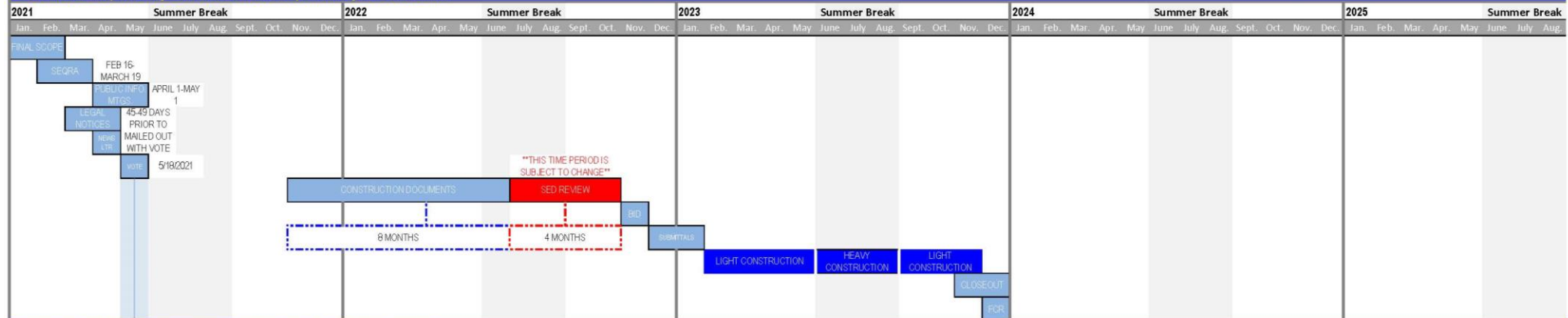


Phased Schedule

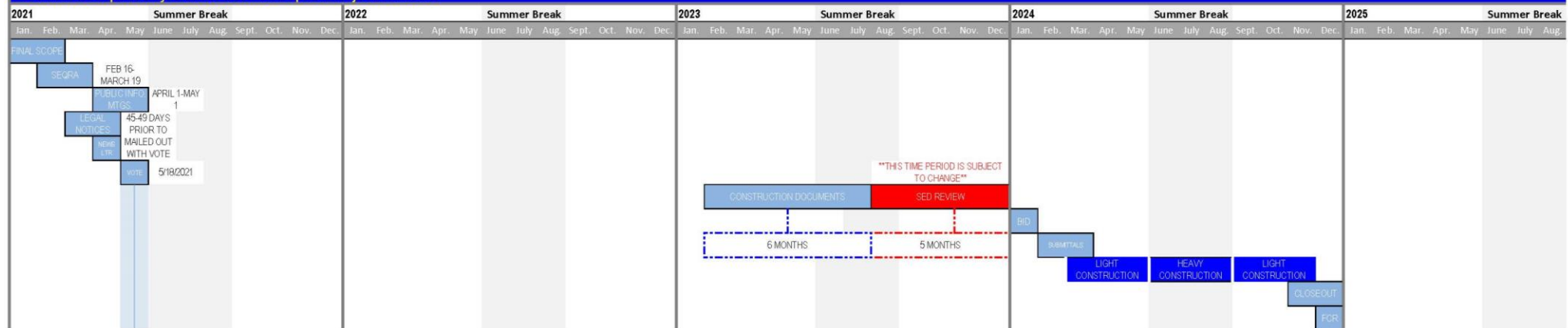
Potential Lockport City School District Capital Project Phase 1A



Potential Lockport City School District Capital Project Phase 1B



Potential Lockport City School District Capital Project Phase 2

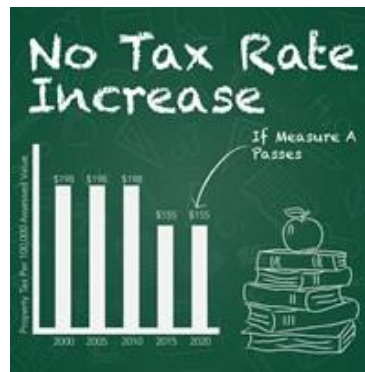




Referendum amount

\$22,941,000

The Capital Improvement Project will have no additional local tax impact. The District will be reimbursed approximately 89% of all eligible projects, and the local share of the cost is expected to be tax neutral due to the retirement of District debt following the 2022-2023 fiscal year as well as the use of District capital reserve funds.





Discussion Opportunity



Additional Scope of Work Slides



Phase 1A SCOPE

John Pound Early Childhood Center

Parking lot
replacements

BUILDING CONDITION SURVEY
 Young + Wright Architectural

055 Pavement (Roadways and Parking Lots) | 1993?
 055 Pavement-Asphalt

JOHN POUND EARLY CHILDHOOD LOCKPORT CITY SCHOOL DISTRICT
 Reviewer Jenna Ergort | Date 8/21/2020 | Record # 08015
055 PAVEMENT (ROADWAYS AND PARKING LOTS)
 Does the facility have 055 Pavement (Roadways and Parking Lots) Yes
 BCS Type 055 Pavement-Asphalt

EXISTING CONDITION
 Health, Safety or Welfare (HSW) Item? No | Year 1993? | Qty. 29,700 | Units S.F.
 Make | Model #
 Floor ☒ Site ☐ Basement ☐ 1st Flr ☐ 2nd Flr ☐ 3rd Flr ☐ Roof
 Condition Unsatisfactory | Remaining Useful Life 3 years +/-
 Comments and Observations:
 Parking lot is degraded. Multiple cracks filled with grass. Patches from pot holes, signs of drainage issues. Entry drive transitions onto streets have a 2" lip creating a tripping hazard and plow damage.

RECOMMENDED REPLACEMENT SCOPE

	Quantity	Units	Cost Per Unit	Totals
Remove asphalt and subbase material. Regrade to promote positive drainage.	3,300	S.Y.	\$85	= \$280,500
Drainage improvements and NYSDEC required stormwater management	1	L.S.	\$250,000	= \$250,000
				=
				=
Grand Total:	1	L.S.	\$530,500	= \$530,500

Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)

Project Type: | Priority: | Title: | Trade: Site

John Pound Early Childhood Center

Fence
replacement

BUILDING CONDITION SURVEY
 Young + Wright Architectural

237 Fencing
 237 Fencing-Chain Link

2000s?

JOHN POUND EARLY CHILDHOOD
LOCKPORT CITY SCHOOL DISTRICT

Reviewer Jenna Ergort | Date 8/21/2020 | Record # 08180

237 FENCING

Does the facility have 237 Fencing Yes

BCS Type 237 Fencing-Chain Link

EXISTING CONDITION

Health, Safety or Welfare (HSW) Item? No | Year 2000s? | Qty. 500 | Units L.F.

Make | Model #

Floor ☒ Site ☐ Basement ☐ 1st Flr ☐ 2nd Flr ☐ 3rd Flr ☐ Roof

Condition Unsatisfactory | Remaining Useful Life 3 years +/-

Comments and Observations:
 6' HT galvanized chain link fence located on southern and east side of parking area. Lots of vegetation growing. Signs of snowplow damage and rust.

RECOMMENDED REPLACEMENT SCOPE

	Quantity	Units	Cost Per Unit	Totals
Remove fence posts, fabric, rails and foundation. Install new posts, fabric, rails and foundation	500	L.F.	\$40	\$20,000
Grand Total:	500	L.F.	\$40	\$20,000

Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)

Project Type: | Priority: | Title: | Trade: Site

Sidewalk replacements



Anna Merritt Elementary School

Hard wired carbon monoxide detector upgrades

BUILDING CONDITION SURVEY

Young + Wright Architectural

106 Carbon Monoxide Alarm System (HSW)

2015

106 Carbon Monoxide Alarm System-10-Year Battery Stand Alone Alarm

ANNA MERRITT ELEMENTARY

LOCKPORT CITY SCHOOL DISTRICT

Reviewer Fritz Theodore Date 8/28/2020 Record # 02162

106 CARBON MONOXIDE ALARM SYSTEM (HSW)

Does the facility have 106 Carbon Monoxide Alarm System (HSW) No

BCS Type 106 Carbon Monoxide Alarm System-10-Year Battery Stand Alone Alarm

EXISTING CONDITION

Health, Safety or Welfare (HSW) Item? Yes Year 2015 Qty. 14 Units EA.

Make Kidde Model #

Floor Site Basement 1st Flr 2nd Flr 3rd Flr Roof

Condition Unsatisfactory Remaining Useful Life 5 years +/-

Comments and Observations:

Standalone battery power alarm devices. There are no CO devices in Nurse suite and kindergarten rooms.

RECOMMENDED REPLACEMENT SCOPE

	Quantity	Units	Cost Per Unit	Totals
Replace and provide devices with point addressable devices monitored by the fire alarm system.	14	EA.	\$750	\$10,500
Grand Total:	14	EA.	\$750	\$10,500

Costs include labor & material only; soft costs are excluded (escalation, incidentals, contingencies, etc.)


First Floor Plan

Masonry repairs



George Southard Elementary School

Locust Street
and Beattie
Avenue walking
path repair

**BUILDING CONDITION SURVEY**
Young + Wright Architectural

056 Sidewalks
056 Sidewalks-Asphalt

2000s?

GEORGE M. SOUTHARD ELEMENTARY
LOCKPORT CITY SCHOOL DISTRICT

Reviewer: Jenna Ergort | Date: 8/28/2020 | Record #: 06020

056 SIDEWALKS




Does the facility have 056 Sidewalks? Yes

BCS Type: 056 Sidewalks-Asphalt

EXISTING CONDITION
Health, Safety or Welfare (HSW) Item? No | Year: 2000s? | Qty: 21,900 | Units: S.F.
Make: | Model #: |
Floor: ☒ Site ☐ Basement ☐ 1st Flr ☐ 2nd Flr ☐ 3rd Flr ☐ Roof
Condition: Unsatisfactory | Remaining Useful Life: 3 years +/-
Comments and Observations:
Asphalt sidewalks that extend from school to Beattie Ave and Locust St are in poor condition. Shows sign of age with significant cracking and deterioration.


RECOMMENDED REPLACEMENT SCOPE	Quantity	Units	Cost Per Unit	Totals
Remove and replace asphalt walks. Widen to 10' to allow for snow plowing	2,500	S.Y.	\$55	\$137,500
Remove this bridge and reinstall a culvert type system will be \$30,000. Bridge is in a regulatory floodplain and a site survey should be acquired ASAP.	1	L.S.	\$45,000	\$45,000
<small>Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)</small>	Grand Total:	1 L.S.	\$182,500	\$182,500

Project Type: | Priority: | Title: | Trade: Site



George Southard Elementary School

Window panel
replacement



**BUILDING CONDITION SURVEY**
Young + Wright Architectural

072 Windows
072 Windows-Aluminum | 1988

GEORGE M. SOUTHARD ELEMENTARY LOCKPORT CITY SCHOOL DISTRICT
Reviewer Russ Bennett | Date 8/28/2020 | Record # 06056
072 WINDOWS
Does the facility have 072 Windows Yes
BCS Type 072 Windows-Aluminum
EXISTING CONDITION
Health, Safety or Welfare (HSW) Item? No | Year 1988 | Qty. 5,000 | Units S.F.
Make | Model # |
Floor ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ 3rd Flr ☐ Roof
Condition **Unsatisfactory** | Remaining Useful Life 5 years +/-
Comments and Observations:
Type: project in aluminum (clear anodized) windows with screens and roller shades.
Condition: metal panels in between classrooms are rusted, caulking is dried out and failing around most of the windows. moisture condensation between panes of rescue windows.
RECOMMENDED REPLACEMENT SCOPE

	Quantity	Units	Cost Per Unit	Totals
Remove existing window. Abatement and sills not included. Provide new aluminum window with insulated glazing.	5,000	S.F.	\$70	= \$350,000
				=
				=
				=
<small>Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)</small>	Grand Total: 5,000	S.F.	\$70	= \$350,000

Project Type: | Priority: | Title: | Trade: Building Envelope



First Floor Plan

Masonry repairs



First Floor Plan

George Southard Elementary School

Hard wired
carbon
monoxide
detector
upgrades

BUILDING CONDITION SURVEY
 Young + Wright Architectural

106 Carbon Monoxide Alarm System (HSW) | 2015
 106 Carbon Monoxide Alarm System-10-Year Battery Stand Alone Alarm

GEORGE M. SOUTHARD ELEMENTARY LOCKPORT CITY SCHOOL DISTRICT

Reviewer: Steven Galley | Date: 8/28/2020 | Record #: 06159

106 CARBON MONOXIDE ALARM SYSTEM (HSW)

Does the facility have 106 Carbon Monoxide Alarm System (HSW) Yes

BCS Type: 106 Carbon Monoxide Alarm System-10-Year Battery Stand Alone Alarm

EXISTING CONDITION

Health, Safety or Welfare (HSW) Item? Yes | Year: 2015 | Qty: 1 | Units: L.S.

Make: Kidde | Model #:

Floor: ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ 3rd Flr ☐ Roof

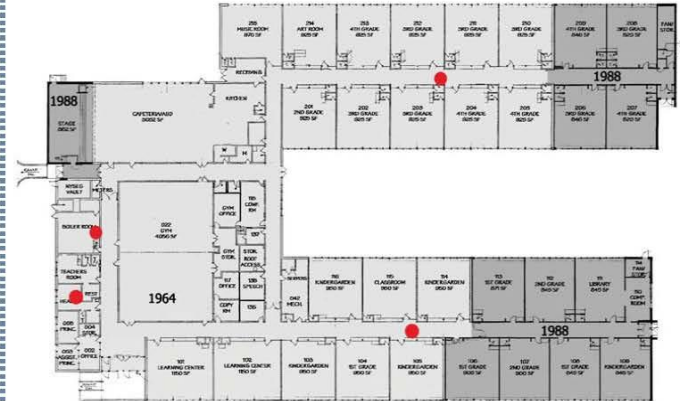
Condition: Unsatisfactory | Remaining Useful Life: 5 years +/-

Comments and Observations:
 10 year battery powered stand alone CO detectors are located throughout the building. Recommended replacement of these with integrated CO detectors with new fire alarm system.

RECOMMENDED REPLACEMENT SCOPE	Quantity	Units	Cost Per Unit	Totals
Replacement of stand alone battery type with new hardwired integrated in to the fire alarm system. Cost included in fire alarm system replacement cost.			\$0	\$0
Grand Total:			\$0	\$0

Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)


Project Type: | Priority: | Title: | Trade: Electrical Systems



First Floor Plan

Roy B Kelley Elementary School

Hard wired carbon monoxide detector upgrades



BUILDING CONDITION SURVEY

Young + Wright Architectural

106 Carbon Monoxide Alarm System (HSW)

106 Carbon Monoxide Alarm System-10-Year Battery Stand Alone Alarm

2015

ROY B. KELLEY ELEMENTARY

LOCKPORT CITY SCHOOL DISTRICT

Reviewer Geoff Mead | Date 8/19/2020 | Record # 11163

106 CARBON MONOXIDE ALARM SYSTEM (HSW)

Does the facility have 106 Carbon Monoxide Alarm System (HSW) Yes

BCS Type 106 Carbon Monoxide Alarm System-10-Year Battery Stand Alone Alarm

EXISTING CONDITION

Health, Safety or Welfare (HSW) Item? Yes | Year 2015 | Qty. 4 | Units EA.

Make Kidde | Model # na

Floor ☐ Site ☐ Basement ☒ 1st Flr ☒ 2nd Flr ☐ 3rd Flr ☐ Roof


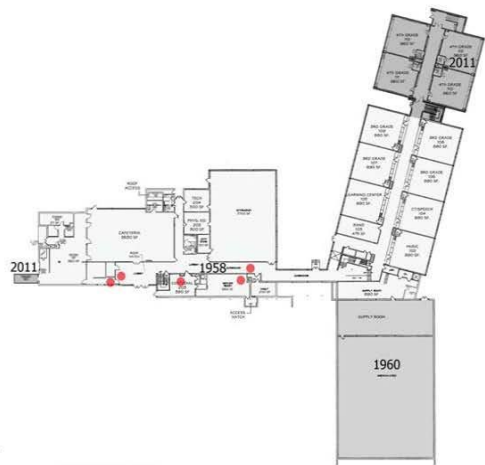
Condition Unsatisfactory | Remaining Useful Life 5 years +/-

Comments and Observations:
Standalone battery power Carbon Monoxide Detectors. No devices located in Kindergarten Rooms or Nurses Area.

RECOMMENDED REPLACEMENT SCOPE

	Quantity	Units	Cost Per Unit	Totals
Replace devices with point addressable devices monitored by the fire alarm system. Add devices to meet code required coverage.	10	EA.	\$750	\$7,500
Grand Total:	10	EA.	\$750	\$7,500

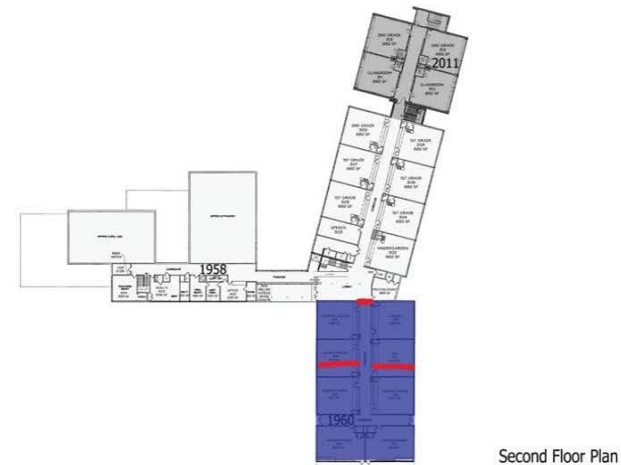
*Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)

First Floor Plan

Project Type: | Priority: | Title: | Trade: Electrical Systems

Flooring repairs



Emmet Belknap Intermediate School

Masonry repairs

BUILDING CONDITION SURVEY
 Young + Wright Architectural

066 Exterior Wall/Columns (HSW)
 066 Exterior Walls/Columns-Brick

1924

EMMET BELKNAP INTERMEDIATE LOCKPORT CITY SCHOOL DISTRICT

Reviewer Russ Bennett | Date 8/12/2020 | Record # 05059

066 EXTERIOR WALL/COLUMNS (HSW)

Does the facility have 066 Exterior Wall/Columns (HSW) Yes

BCS Type 066 Exterior Walls/Columns-Brick

EXISTING CONDITION

Health, Safety or Welfare (HSW) Item? Yes | Year 1924 | Qty. 11,200 | Units S.F.

Make | Model #

Floor ☐ Site ☐ Basement ☒ 1st Flr ☒ 2nd Flr ☒ 3rd Flr ☐ Roof

Condition **Unsatisfactory** | Remaining Useful Life 7 years +/-

Comments and Observations:

Type: brick veneer

Condition:

- some areas show cracking and needs rebuilt
- No efflorescence noted.
- some areas missing or cracked mortar needs repointing
- some old equipment anchors need removed & holes patched
- parapet (above stone band) is undulating & needs rebuilt

Note: a separate comprehensive Masonry (brick and stone) Evaluation Report is also being provided as

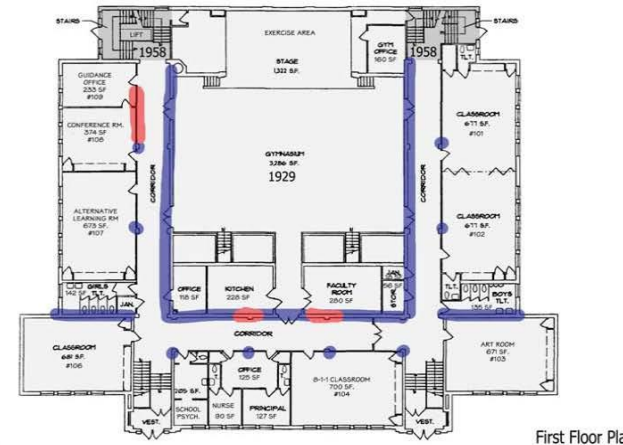
RECOMMENDED REPLACEMENT SCOPE

	Quantity	Units	Cost Per Unit	Totals
Masonry Repair; repoint 20% of wall, repair 10% of masonry units, remove existing anchors and wash	11,200	S.F.	\$55	= \$616,000
				=
				=
				=
				=
Grand Total:	11,200	S.F.	\$55	= \$616,000

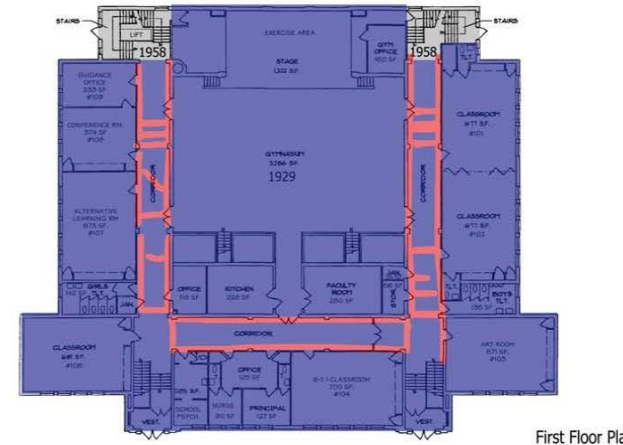
Project Type: | Priority: | Title: | Trade: Building Envelope

First Floor Plan

Masonry repairs



Flooring repairs



State Road Maintenance Building

Parking lot
upgrades

BUILDING CONDITION SURVEY
 Young + Wright Architectural

055 Pavement (Roadways and Parking Lots) | 1968
 055 Pavement-Asphalt

MAINTENANCE BUILDING LOCKPORT CITY SCHOOL DISTRICT
 Reviewer Jenna Ergort | Date 9/2/2020 | Record # 09016
055 PAVEMENT (ROADWAYS AND PARKING LOTS)
 Does the facility have 055 Pavement (Roadways and Parking Lots) Yes
 BCS Type 055 Pavement-Asphalt
EXISTING CONDITION
 Health, Safety or Welfare (HSW) Item? No | Year 1968 | Qty. 9,700 | Units S.F.
 Make | Model #
 Floor ☒ Site ☐ Basement ☐ 1st Flr ☐ 2nd Flr ☐ 3rd Flr ☐ Roof
 Condition **Non-Functioning** | Remaining Useful Life 1 year +/-
 Comments and Observations:
 Asphalt parking shows significant sign of age with severe cracking and areas of pooling water due to impressions.

RECOMMENDED REPLACEMENT SCOPE

	Quantity	Units	Cost Per Unit	Totals
Remove asphalt and all associated subgrade. Replace with new asphalt and subgrade material. Work should occur concurrent with drainage/sewer work.	1,100	S.Y.	\$80	\$88,000
Grand Total:	1,100	S.Y.	\$80	\$88,000

Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)

Project Type: | Priority: | Title: | Trade: Site





Phase 1B SCOPE

Charles Upson Elementary School

Secure entry improvements

BUILDING CONDITION SURVEY
 Young + Wright Architectural

CHARLES UPSON ELEMENTARY
LOCKPORT CITY SCHOOL DISTRICT

Reviewer Russ Bennett
 Date 8/21/2020
 Record # 03185

220 SECURE ENTRANCES

Does the facility have 220 Secure Entrances
 No

BCS Type N/A

EXISTING CONDITION

Health, Safety or Welfare (HSW) Item? No
 Year N/A
 Qty. 0
 Units N/A

Make
 Model #

Floor
 ☐ Site
 ☐ Basement
 ☒ 1st Flr
 ☐ 2nd Flr
 ☐ 3rd Flr
 ☐ Roof

Condition Unsatisfactory
 Remaining Useful Life 3 years +/-

Comments and Observations:

No secure entrance: although recent modifications have been made they still do not provide a secure entrance.

Current condition : the visitor entrance is unlocked and there are no access controls at this exterior door. Visitors can enter the vestibule. There is a glass partition. There is a vision window from the office to view the entrance from across the corridor. In the vestibule there is a camera and an intercom with a screen and door release in the main office but once the visitor is granted access from the vestibule they are in the school before they enter the office.

District (Tim Dedera) indicated as 12/19 that he does not want to include the main office as part of the

RECOMMENDED REPLACEMENT SCOPE

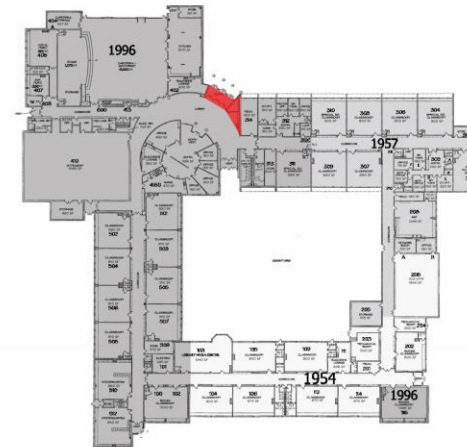
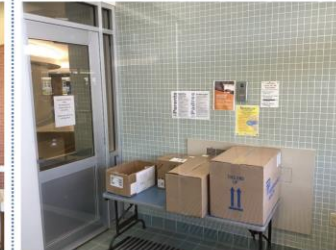
	Quantity	Units	Cost Per Unit	Totals
Renovation of existing offices, hallways, and main entrances to improve building safety	800	S.F.	\$120	\$96,000
Grand Total:	800	S.F.	\$120	\$96,000

Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)

Project Type:
 Priority:
 Title:
 Trade: Interior Renovations

220 Secure Entrances

N/A



First Floor Plan

Charles Upson Elementary School

Hard wired
carbon
monoxide
detector
upgrades

BUILDING CONDITION SURVEY
 Young + Wright Architectural

106 Carbon Monoxide Alarm System (HSW) | 2017?
 106 Carbon Monoxide Alarm System-10-Year Battery Stand Alone Alarm

CHARLES UPSON ELEMENTARY LOCKPORT CITY SCHOOL DISTRICT

Reviewer Fritz Theodore | Date 8/21/2020 | Record # 03157

106 CARBON MONOXIDE ALARM SYSTEM (HSW)

Does the facility have 106 Carbon Monoxide Alarm System (HSW) Yes

BCS Type 106 Carbon Monoxide Alarm System-10-Year Battery Stand Alone Alarm

EXISTING CONDITION

Health, Safety or Welfare (HSW) Item? Yes | Year 2017? | Qty. 1 | Units L.S.

Make Unknown | Model #

Floor ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ 3rd Flr ☐ Roof

Condition Unsatisfactory | Remaining Useful Life 5 years +/-

Comments and Observations:
 A Battery powered CO detector was installed in the kitchen, Boiler room, and right outside of boiler room . Recommend update to hard wired CO detectors and A/V alarms. Kindergarten rooms missing CO detection.

RECOMMENDED REPLACEMENT SCOPE	Quantity	Units	Cost Per Unit	Totals
Provide hardwired CO detectors and A/V alarms to existing fire alarm system.	8	L.S.	\$750	\$6,000
Grand Total:	8	L.S.	\$750	\$6,000

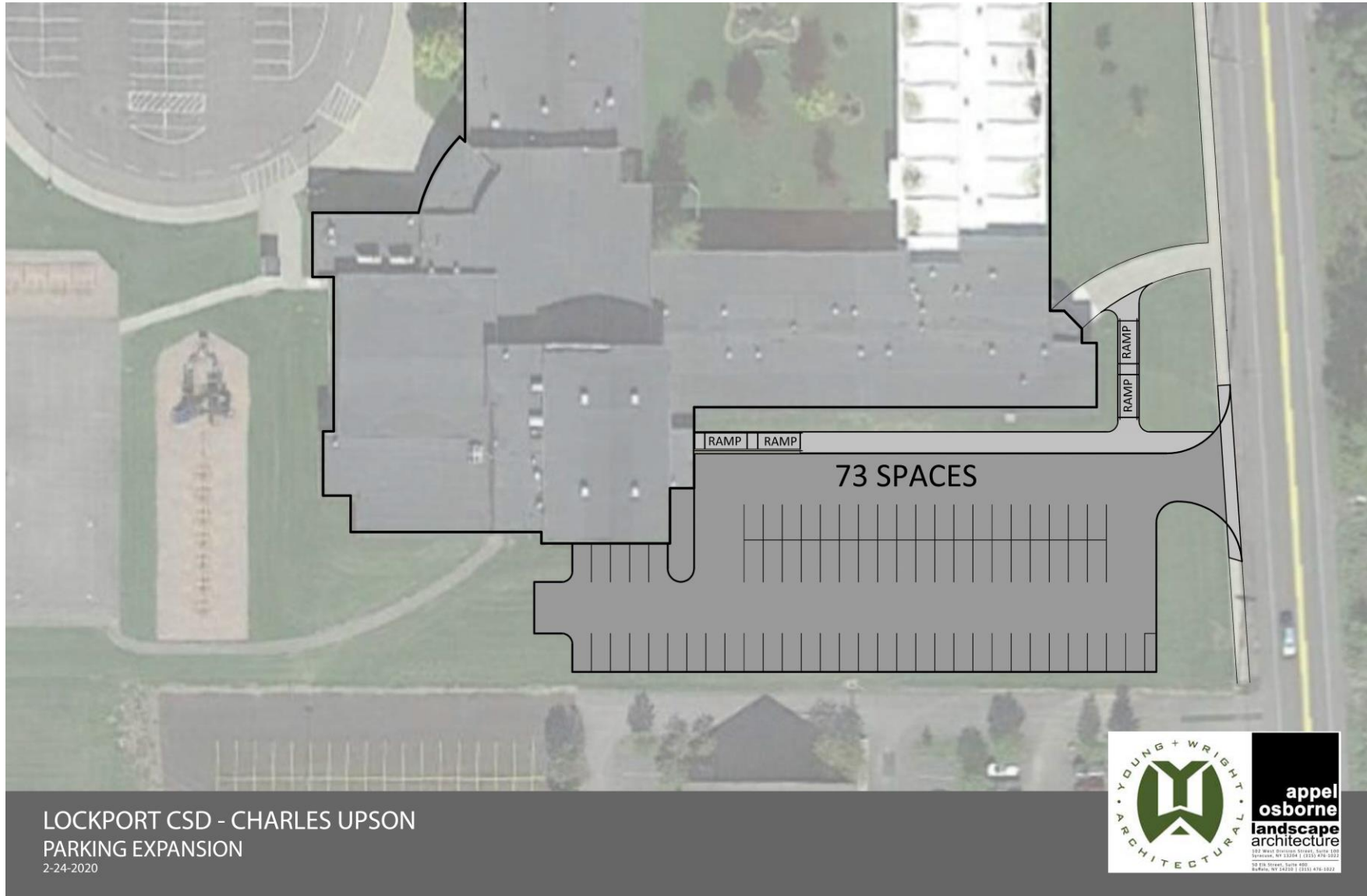
Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)

Project Type: | Priority: | Title: | Trade: Electrical Systems

First Floor Plan


Charles Upson Elementary School

Parking lot
addition and
renovations



Emmet Belknap Intermediate School

Ceiling
replacements

**BUILDING CONDITION SURVEY**
Young + Wright Architectural

080 Ceilings (HSW) | 1938
080 Ceilings-Adhered

EMMET BELKNAP INTERMEDIATE

LOCKPORT CITY SCHOOL DISTRICT

Reviewer Rachael Goff

Date 8/12/2020

Record # 05117

080 CEILINGS (HSW)

Does the facility have 080 Ceilings (HSW) Yes

BCS Type 080 Ceilings-Adhered

EXISTING CONDITION

Health, Safety or Welfare (HSW) Item? Yes

Year 1938

Qty. 26,700

Units S.F.

Make

Model #

Floor ☐ Site ☐ Basement ☒ 1st Flr ☒ 2nd Flr ☒ 3rd Flr ☐ Roof

Condition Unsatisfactory

Remaining Useful Life 1 year +/-

Comments and Observations:
The adhered ceilings are falling apart. The classrooms are the worst, they have missing, loose, cracked and sagging tile. There is exposed black mastic.
District (Tim Parker) indicated on 12/8 that the district recently had the gym ceiling repainted and that this area should be removed from the scope. 6500 SF @ \$19

RECOMMENDED REPLACEMENT SCOPE

	Quantity	Units	Cost Per Unit	Totals
Remove existing adhered ceiling. Abatement included. Provide new 24"x24" ACT and grid.	20,300	S.F.	\$19	\$385,700
Grand Total:	20,300	S.F.	\$19	\$385,700

Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)

Project Type:

Priority:

Title:

Trade: Building Interior






First Floor Plan

Emmet Belknap Intermediate School

Flooring
replacements

**BUILDING CONDITION SURVEY**
Young + Wright Architectural

077 Resilient Tiles or Sheet Flooring | 1994
077 Resilient Tiles/Sheet Flooring-VCT

EMMET BELKNAP INTERMEDIATE

LOCKPORT CITY SCHOOL DISTRICT

Reviewer Duane Warren | Date 8/12/2020 | Record # 05099

077 RESILIENT TILES OR SHEET FLOORING

Does the facility have 077 Resilient Tiles or Sheet Flooring Yes

BCS Type 077 Resilient Tiles/Sheet Flooring-VCT

EXISTING CONDITION

Health, Safety or Welfare (HSW) Item? No | Year 1994 | Qty. 32,000 | Units S.F.

Make | Model #

Floor ☐ Site ☐ Basement ☐ 1st Flr ☒ 2nd Flr ☐ 3rd Flr ☐ Roof

Condition Unsatisfactory | Remaining Useful Life 3 years +/-

Comments and Observations:
12" x 12" VCT floor tiles
Shows signs of warping in the assistant principal's office
needs to be cleaned in hallways, ink stains, food, dirt
There are missing floor tiles near every bathroom entrance on the 3rd floor.
There are signs of warping in front of the 3rd floor bathrooms
There is major cracking in the 3rd floor hallway at every expansion joint
There is major cracking and breakage in front of the lockers above the 1994 addition on the 3rd floor
1st floor floor tiles show signs of major cracking, warping, and breaking

RECOMMENDED REPLACEMENT SCOPE

	Quantity	Units	Cost Per Unit	Totals
Remove existing VCT and base. Prep and level for new flooring. Provide new VCT floor and resilient cove base. Abatement included.	10,000	S.F.	\$19	\$190,000
Grand Total:	10,000	S.F.	\$19	\$190,000

Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)

Project Type: | Priority: | Title: | Trade: Building Interior







Third Floor Plan

Emmet Belknap Intermediate School

Plumbing
upgrades

BUILDING CONDITION SURVEY

090 Piped Heating and Cooling Distribution Systems (HSW)

1963

Young + Wright Architectural

090 Piped Heating/Cooling-Convectors

EMMET BELKNAP INTERMEDIATE
LOCKPORT CITY SCHOOL DISTRICT

Reviewer **Melissa Englert**
Date **8/12/2020**
Record # **05180**

090 PIPED HEATING AND COOLING DISTRIBUTION SYSTEMS (HSW)

Does the facility have 090 Piped Heating and Cooling Distribution Systems (HSW)
Yes

BCS Type **090 Piped Heating/Cooling-Convectors**

EXISTING CONDITION

Health, Safety or Welfare (HSW) Item?
Yes
Year **1963**
Qty. **23**
Units **EA.**

Make **N/A**
Model # **N/A**

Floor
☐ Site
☐ Basement
☐ 1st Flr
☒ 2nd Flr
☒ 3rd Flr
☐ Roof

Condition **Unsatisfactory**
Remaining Useful Life **3 years +/-**

Comments and Observations:

Steam convectors nearing end of useful life.

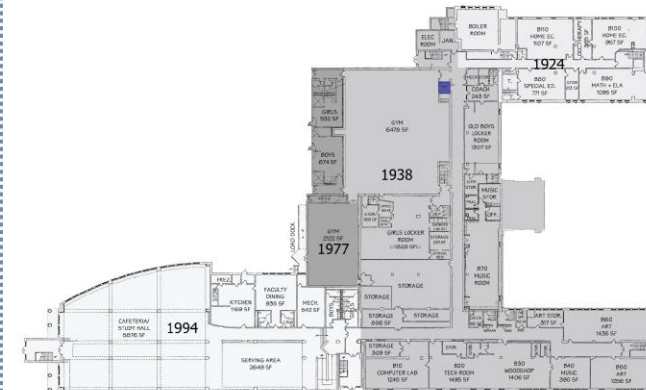
RECOMMENDED REPLACEMENT SCOPE	Quantity	Units	Cost Per Unit	Totals
Recommend replacement of steam convectors (element and enclosure) as indicated on plans.	23	EA.	\$3,000	= \$69,000
				=
				=
				=
				=
Grand Total:	23	EA.	\$3,000	= \$69,000

Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)

Project Type:
Priority:
Title:
Trade: **Mechanical Systems**

Second Floor Plan


Elevator upgrades



First Floor Plan

Emmet Belknap Intermediate School

Fence
replacement

**BUILDING CONDITION SURVEY**
Young + Wright Architectural

237 Fencing | 2003?
237 Fencing-Other

EMMET BELKNAP INTERMEDIATE

LOCKPORT CITY SCHOOL DISTRICT

Reviewer Jennie Kurtz | Date 8/12/2020 | Record # 05290

237 FENCING

Does the facility have 237 Fencing Yes

BCS Type 237 Fencing-Other

EXISTING CONDITION

Health, Safety or Welfare (HSW) Item? No | Year 2003? | Qty. 1,400 | Units L.F. |

Make | Model #

Floor ☒ Site ☐ Basement ☐ 1st Flr ☐ 2nd Flr ☐ 3rd Flr ☐ Roof



Condition Unsatisfactory | Remaining Useful Life 3 years +/-

Comments and Observations:
Paint finish is chipping and is rusting on the outer perimeter fencing. Portions of the fence are falling

RECOMMENDED REPLACEMENT SCOPE	Quantity	Units	Cost Per Unit	Totals
Remove fence, gates and foundations. Replace with new fence, gates and foundations. Repair disturbed lawn	1,525	L.F.	\$60	\$91,500
Grand Total:	1,525	L.F.	\$60	\$91,500

Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)

Project Type: | Priority: | Title: | Trade: Site



Emmet Belknap Intermediate School

HVAC upgrades

BUILDING CONDITION SURVEY
 Young + Wright Architectural

088 Ventilation System (Exhaust Fans, etc.) (HSW)
 088 Air Handling/Ventilation Equipment-Supply Units

1994

EMMET BELKNAP INTERMEDIATE
LOCKPORT CITY SCHOOL DISTRICT

Reviewer Melissa Englert | Date 8/12/2020 | Record # 05168

088 VENTILATION SYSTEM (EXHAUST FANS, ETC.) (HSW)

Does the facility have 088 Ventilation System (Exhaust Fans, etc.) (HSW) Yes

BCS Type 088 Air Handling/Ventilation Equipment-Supply Units

EXISTING CONDITION

Health, Safety or Welfare (HSW) Item? Yes | Year 1994 | Qty. 7 | Units EA.

Make Trane | Model # MCCA050GAH/MCCA021GAH

Floor ☐ Site ☐ Basement ☒ 1st Flr ☒ 2nd Flr ☒ 3rd Flr ☐ Roof

Condition Unsatisfactory | Remaining Useful Life 3 years +/-

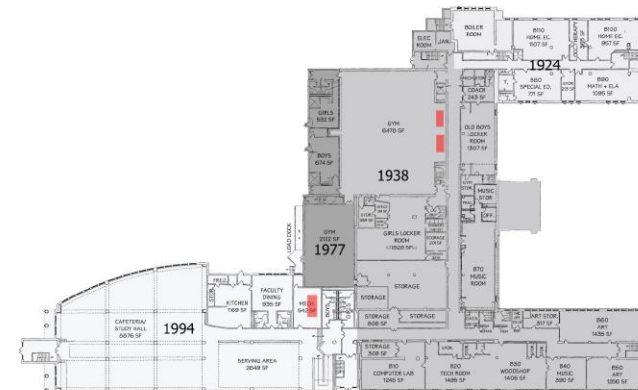
Comments and Observations:
 Air handling unit with hot water heating are functioning but approaching their life expectancy. Serial: K94K80351/K94L81245

 Unit on second floor has no heating coil, ventilation only. Some units with return fans.

 District (Tim Parker) indicated on 12/8/20 that the scope YWA indicated has been completed more recently than indicated. Tim removed the Aud units & Gym units from the scope as these are newer.

RECOMMENDED REPLACEMENT SCOPE	Quantity	Units	Cost Per Unit	Totals
Replacement of hot water air handling units with heating and cooling units. Provide outdoor ACCU for each air handler. Provide all ductwork and piping modifications required. Provide coil pump or face	3	EA.	\$60,000	\$180,000
Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)	Grand Total: 3	EA.	\$60,000	\$180,000


Project Type: | Priority: | Title: | Trade: Mechanical Systems



First Floor Plan

Emmet Belknap Intermediate School

Electrical
upgrades

**BUILDING CONDITION SURVEY**
Young + Wright Architectural

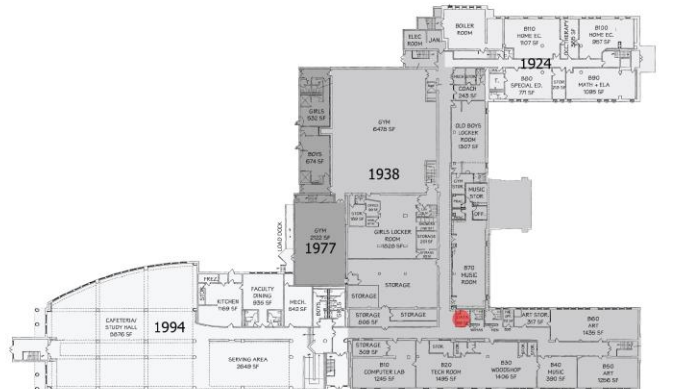

101 Interior Electrical Power Distribution System (HSW)
101 Interior Electrical Distribution-Distribution Panel Boards

1994

EMMET BELKNAP INTERMEDIATE LOCKPORT CITY SCHOOL DISTRICT
Reviewer Steven Galley | Date 8/12/2020 Record # 05221
101 INTERIOR ELECTRICAL POWER DISTRIBUTION SYSTEM (HSW)
Does the facility have 101 Interior Electrical Power Distribution System (HSW) Yes
BCS Type 101 Interior Electrical Distribution-Distribution Panel Boards
EXISTING CONDITION
Health, Safety or Welfare (HSW) Item? Yes Year 1994 Qty. 1 Units L.S.
Make varies Model #
Floor ☐ Site ☐ Basement ☒ 1st Flr ☒ 2nd Flr ☒ 3rd Flr ☐ Roof
Condition **Unsatisfactory** Remaining Useful Life 7 years +/-
Comments and Observations:
800amp, 208Y120V electrical service throughout building to some updated and some original panelboards. Original panelboards should be replaced in kind with new.

RECOMMENDED REPLACEMENT SCOPE	Quantity	Units	Cost Per Unit	Totals
Replace older type panelboards.	6	EA.	\$4,500	\$27,000
Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)	Grand Total: 6	EA.	\$4,500	\$27,000


Project Type: Priority: Title: Trade: Electrical Systems



First Floor Plan

Emmet Belknap Intermediate School

Secure entry
improvements

**BUILDING CONDITION SURVEY**
Young + Wright Architectural

220 Secure Entrances | N/A

EMMET BELKNAP INTERMEDIATE

LOCKPORT CITY SCHOOL DISTRICT

Reviewer Russ Bennett

Date 8/12/2020

Record # 05268

220 SECURE ENTRANCES

Does the facility have 220 Secure Entrances

No

BCS Type N/A

EXISTING CONDITION

Health, Safety or Welfare (HSW) Item? No

Year N/A

Qty. 1,200

Units S.F.

Make

Model #

Floor

☐ Site ☐ Basement ☐ 1st Flr ☒ 2nd Flr ☐ 3rd Flr ☐ Roof

Condition Unsatisfactory

Remaining Useful Life 1 year +/-

Comments and Observations:

No secure entrance: although recent modifications have been made they still do not provide a secure entrance.

Current condition : the visitor entrance is unlocked and there are no access controls at this exterior door. Visitors can enter the vestibule, and there are new partitions but the partitions are less than 8' high. There is a vision window into the office but it s not a transaction window. In the vestibule there is a camera and an intercom with a screen and door release in the main office but once the visitor is granted access from the vestibule they are in the school before they enter the office.

District (Tim Badger) indicated as 12/8 that he would like to revise the scope to include extending the

RECOMMENDED REPLACEMENT SCOPE

	Quantity	Units	Cost Per Unit	Totals
District would like to extend the walls up to the ceiling with a decorative panel, glass infill, etc.	1	L.S.	\$20,000	\$20,000
Grand Total:	1	L.S.	\$20,000	\$20,000

Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)

Project Type:

Priority:

Title:


Trade: Interior Renovations



Second Floor Plan

Emmet Belknap Intermediate School

Hard wired
carbon
monoxide
detector
upgrades

**BUILDING CONDITION SURVEY**
Young + Wright Architectural

106 Carbon Monoxide Alarm System (HSW)
106 Carbon Monoxide Alarm System-10-Year Battery Stand Alone Alarm

2016?

EMMET BELKNAP INTERMEDIATELOCKPORT CITY SCHOOL DISTRICT

Reviewer Steven Galley | Date 8/12/2020 | Record # 05236

106 CARBON MONOXIDE ALARM SYSTEM (HSW)

Does the facility have 106 Carbon Monoxide Alarm System (HSW) Yes

BCS Type 106 Carbon Monoxide Alarm System-10-Year Battery Stand Alone Alarm

EXISTING CONDITION

Health, Safety or Welfare (HSW) Item? Yes | Year 2016? | Qty. 5 | Units EA.

Make Kidde | Model #

Floor ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ 3rd Flr ☐ Roof

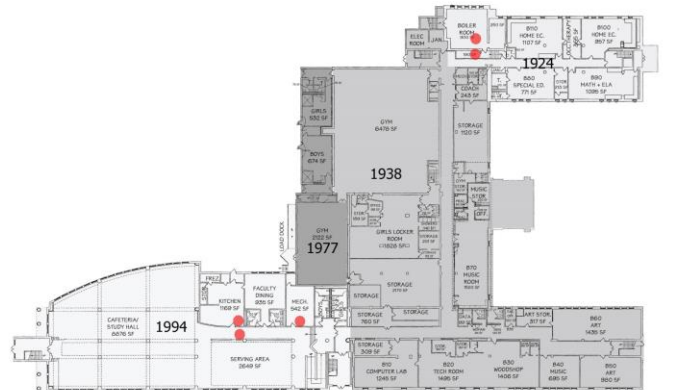

Condition Unsatisfactory | Remaining Useful Life 5 years +/-

Comments and Observations:
Stand alone battery powered (10 year battery) with no A/V notification devices.

RECOMMENDED REPLACEMENT SCOPE	Quantity	Units	Cost Per Unit	Totals
Provide hard wired CO detector and A/V devices tied into the existing fire alarm system.	5	EA.	\$750	\$3,750
Grand Total:	5	EA.	\$750	\$3,750

Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)

Project Type: | Priority: | Title: | Trade: Electrical Systems



First Floor Plan

North Park Junior High School

HVAC
upgrades

BUILDING CONDITION SURVEY
 Young + Wright Architectural

088 Ventilation System (Exhaust Fans, etc.) (HSW) | 1967
 088 Air Handling/Ventilation Equipment-Unit Ventilators

NORTH PARK JR. HIGH SCHOOL LOCKPORT CITY SCHOOL DISTRICT

Reviewer Josh Doroshenko | Date 8/14/2020 | Record # 10174

088 VENTILATION SYSTEM (EXHAUST FANS, ETC.) (HSW)

Does the facility have 088 Ventilation System (Exhaust Fans, etc.) (HSW) Yes

BCS Type 088 Air Handling/Ventilation Equipment-Unit Ventilators

EXISTING CONDITION

Health, Safety or Welfare (HSW) Item? Yes | Year 1967 | Qty. 21 | Units EA.

Make Herman Nelson AAF | Model # UAVS

Floor ☐ Site ☐ Basement ☒ 1st Flr ☒ 2nd Flr ☐ 3rd Flr ☐ Roof

Condition Satisfactory | Remaining Useful Life 5 years +/-

Comments and Observations:
 Steam unit ventilators at end of useful life.
 Older Herman Nelson AAF UV's and Nesbitt UV's

RECOMMENDED REPLACEMENT SCOPE	Quantity	Units	Cost Per Unit	Totals
Recommend replacement of existing steam unit ventilators. Provide ceiling hung unit ventilator or vertical stack UV fully ducted to space. Provide ceiling, pipe, and casework modifications. Infill	21	EA.	\$30,000	\$630,000
Grand Total:	21	EA.	\$30,000	\$630,000

Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)

Project Type: | Priority: | Title: | Trade: Mechanical Systems

First Floor Plan

North Park Junior High School

Art room
renovations

BUILDING CONDITION SURVEY
 Young + Wright Architectural

212 Art Rooms | 1967
 N/A

NORTH PARK JR. HIGH SCHOOL LOCKPORT CITY SCHOOL DISTRICT

Reviewer Joe Tuberdyck | Date 8/14/2020 | Record # 10250

212 ART ROOMS

Does the facility have 212 Art Rooms Yes

BCS Type N/A

EXISTING CONDITION

Health, Safety or Welfare (HSW) Item? No | Year 1967 | Qty. 2,700 | Units S.F.

Make na | Model # na

Floor ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ 3rd Flr ☐ Roof

Condition Unsatisfactory | Remaining Useful Life 5 years +/-

Comments and Observations:
 millwork / casework is worn and damaged.
 sinks and countertops are not ADA compliant, plastic laminate is delaminating.
 20 PC's in class rooms.
 Flooring is in fair condition
 Ceiling is in fair condition
 Lighting is adequate
 Storage could be cleaned to allow more useful storage
 No kiln.
 Work tables in satisfactory condition.

RECOMMENDED REPLACEMENT SCOPE	Quantity	Units	Cost Per Unit	Totals
Renovation of existing art rooms to accommodate current spacial needs	2,700	S.F.	\$160	= \$432,000
				=
				=
				=
Grand Total:	2,700	S.F.	\$160	= \$432,000

Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)

Project Type: | Priority: | Title: | Trade: Interior Renovations

First Floor Plan

North Park Junior High School

Roof
replacements

BUILDING CONDITION SURVEY
 Young + Wright Architectural

073 Roofs (HSW) | 2003
 073 Roofs-PVC

NORTH PARK JR. HIGH SCHOOL LOCKPORT CITY SCHOOL DISTRICT

Reviewer Mike McCarthy | Date 8/14/2020 | Record # 10073

073 ROOFS (HSW)

Does the facility have 073 Roofs (HSW) Yes

BCS Type 073 Roofs-PVC

EXISTING CONDITION

Health, Safety or Welfare (HSW) Item? Yes | Year 2003 | Qty. 14,355 | Units S.F.

Make | Model #

Floor ☐ Site ☐ Basement ☐ 1st Flr ☐ 2nd Flr ☐ 3rd Flr ☒ Roof

Condition Unsatisfactory | Remaining Useful Life 3 years +/-

Comments and Observations:

Deck Type: Metal deck
 Structural Cracks: No visible structural cracks in the roofing system.
 Unsupported Ends: No unsupported ends noted in roofing system.
 Deflection: No signs of deflection
 rot/ Decay / Corrosion: No signs of rot or decay, but the concrete pavers present on the lower roof suggests that membrane is no longer adhered to the insulation and needs to be replaced.
 Damaged / Missing Components:
 Skylights: Skylights present in lower roof over exercise room
 Adequate Flashing: flashing appears to be adequate, but joints appear to be wearing and in need of new sealant

RECOMMENDED REPLACEMENT SCOPE	Quantity	Units	Cost Per Unit	Totals
Remove existing membrane roof, coping, & insulation and roof deck. Provide new roof sheathing and install new roof, insulation, & coping. Abatement & removal of additional	14,355	S.F.	\$30	\$430,650
Grand Total:	14,355	S.F.	\$30	\$430,650


Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)

Project Type: | Priority: | Title: | Trade: Building Envelope

Roof Plan

North Park Junior High School

Ventilation
upgrades


BUILDING CONDITION SURVEY
 Young + Wright Architectural

088 Ventilation System (Exhaust Fans, etc.) (HSW) | 1997
 088 Air Handling/Ventilation Equipment-Supply Units

NORTH PARK JR. HIGH SCHOOL LOCKPORT CITY SCHOOL DISTRICT

Reviewer Josh Doroshenko | Date 8/14/2020 | Record # 10169

088 VENTILATION SYSTEM (EXHAUST FANS, ETC.) (HSW)

Does the facility have 088 Ventilation System (Exhaust Fans, etc.) (HSW) Yes

BCS Type 088 Air Handling/Ventilation Equipment-Supply Units

EXISTING CONDITION

Health, Safety or Welfare (HSW) Item? Yes | Year 1997 | Qty. 2 | Units EA.

Make WeatherPack | Model # See below

Floor ☐ Site ☐ Basement ☐ 1st Flr ☐ 2nd Flr ☐ 3rd Flr ☒ Roof

Condition Unsatisfactory | Remaining Useful Life 5 years +/-

Comments and Observations:
 Roof mounted air handling unit with natural gas heating.
 Unit serves kitchen and cafeteria spaces.
 Make up air unit for kitchen: Model: PSP230SB2043
 Make up air unit for cafe: Model: PSP230SB2043
 Cafe has remote DX coil: Dunham Bush with R-22 refrigerant to remote condensing unit added in 2000 project. Unit served by Mcquay ACCU. See other record for ACCU.

RECOMMENDED REPLACEMENT SCOPE	Quantity	Units	Cost Per Unit	Totals
Recommended replacement of rooftop air handling equipment. Provide kitchen make up air unit for kitchen space and packaged gas fired unit with DX cooling for cafeteria space. Roof curbs and roof	2	EA.	\$50,000	\$100,000
Grand Total:	2	EA.	\$50,000	\$100,000

Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)

Project Type: | Priority: | Title: | Trade: Mechanical Systems



North Park Junior High School

Ceiling
replacement

BUILDING CONDITION SURVEY
 Young + Wright Architectural

080 Ceilings (HSW) | 1938
 080 Ceilings-Plaster

NORTH PARK JR. HIGH SCHOOL LOCKPORT CITY SCHOOL DISTRICT

Reviewer Ashley Jewett | Date 8/14/2020 | Record # 10116

080 CEILINGS (HSW)

Does the facility have 080 Ceilings (HSW) Yes

BCS Type 080 Ceilings-Plaster

EXISTING CONDITION

Health, Safety or Welfare (HSW) Item? Yes | Year 1938 | Qty. 2,800 | Units S.F.

Make | Model #

Floor ☐ Site ☐ Basement ☒ 1st Flr ☒ 2nd Flr ☐ 3rd Flr ☐ Roof

Condition Satisfactory | Remaining Useful Life 5 years +/-

Comments and Observations:
 Stage has large areas of discolored, cracked, and peeling plaster areas. Other plaster throughout school is in good condition

RECOMMENDED REPLACEMENT SCOPE	Quantity	Units	Cost Per Unit	Totals
Remove existing plaster ceiling. Provide/repair plaster ceiling. Abatement not included.	1,400	S.F.	\$25	\$35,000
Grand Total:	1,400	S.F.	\$25	\$35,000

Costs include labor & material only. soft costs are excluded (escalation, incidentals, contingencies, etc.)

Project Type: | Priority: | Title: | Trade: Building Interior

First Floor Plan

North Park Junior High School

Masonry
repairs

BUILDING CONDITION SURVEY
 Young + Wright Architectural

068 Parapets (HSW) | 1938
 068 Parapets-Masonry

NORTH PARK JR. HIGH SCHOOL LOCKPORT CITY SCHOOL DISTRICT

Reviewer Mike McCarthy | Date 8/14/2020 | Record # 10056

068 PARAPETS (HSW)

Does the facility have 068 Parapets (HSW) Yes

BCS Type 068 Parapets-Masonry

EXISTING CONDITION

Health, Safety or Welfare (HSW) Item? Yes | Year 1938 | Qty. 1,050 | Units L.F.

Make | Model #

Floor ☐ Site ☐ Basement ☐ 1st Flr ☐ 2nd Flr ☐ 3rd Flr ☒ Roof

Condition Satisfactory | Remaining Useful Life 3 years +/-

Comments and Observations:
 Existing parapets in 1938 building are comprised of stone blocks. Joints in blocks are in need of repointing/sealant. No signs of leaning or structural concerns with parapets. Interior courtyard parapets are brick, one area has large step crack. Membrane roof and copings are in good condition, see Roof records for evaluation of those systems.
 Refer to masonry report for full scope and recommendations.

RECOMMENDED REPLACEMENT SCOPE	Quantity	Units	Cost Per Unit	Totals
Repair masonry step crack	20	S.F.	\$55	\$1,100
Cut out joints in stone and provide caulk/sealant	800	L.F.	\$40	\$32,000
Grand Total:	1	L.S.	\$33,100	\$33,100

Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)

Project Type: | Priority: | Title: | Trade: Building Envelope

North Park Junior High School

Electrical
upgrades

BUILDING CONDITION SURVEY
 Young + Wright Architectural

103 Emergency/Exit Lighting Systems (HSW) | 2008
 103 Emergency Exit Lighting-LED

NORTH PARK JR. HIGH SCHOOL LOCKPORT CITY SCHOOL DISTRICT
 Reviewer **Geoff Mead** | Date **8/14/2020** | Record # **10229**
103 EMERGENCY/EXIT LIGHTING SYSTEMS (HSW)
 Does the facility have 103 Emergency/Exit Lighting Systems (HSW) **Yes**
 BCS Type **103 Emergency Exit Lighting-LED**
EXISTING CONDITION
 Health, Safety or Welfare (HSW) Item? **Yes** | Year **2008** | Qty. **1** | Units **L.S.**
 Make **varies** | Model #
 Floor ☐ Site ☒ Basement ☒ 1st Flr ☒ 2nd Flr ☐ 3rd Flr ☐ Roof
 Condition **Unsatisfactory** | Remaining Useful Life **1 year +/-**
 Comments and Observations:
 EM lighting provided by EM lighting branch circuits and battery type wall packs throughout corridors, common areas, and classroom spaces. Some exit lights do not provide required light output or not lit.

RECOMMENDED REPLACEMENT SCOPE	Quantity	Units	Cost Per Unit	Totals
Replace underperforming exit lights.	12	EA.	\$150	\$1,800
Grand Total:	12	EA.	\$150	\$1,800

Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)

First Floor Plan

Project Type: **Maintenance** | Priority: **1** | Title: | Trade: **Electrical Systems**

North Park Junior High School

Plumbing
upgrades

BUILDING CONDITION SURVEY
 Young + Wright Architectural

097 Plumbing Fixtures (HSW)
 097 Plumbing Fixtures-Water Closets

1958?

NORTH PARK JR. HIGH SCHOOL
LOCKPORT CITY SCHOOL DISTRICT

Reviewer **Dave Reischuck**
Date **8/14/2020**
Record # **10220**

097 PLUMBING FIXTURES (HSW)

Does the facility have 097 Plumbing Fixtures (HSW)
 Yes

BCS Type **097 Plumbing Fixtures-Water Closets**

EXISTING CONDITION

Health, Safety or Welfare (HSW) Item?
 No
 Year **1958?**
Qty. **3**
Units **EA.**

Make **American Standard / Crane**
Model #

Floor
 ☐ Site
 ☐ Basement
 ☒ 1st Flr
 ☐ 2nd Flr
 ☐ 3rd Flr
 ☐ Roof

Condition **Unsatisfactory**
Remaining Useful Life **3 years +/-**

Comments and Observations:
 Water closets and flush valves observed to be in unsatisfactory operating condition and have reached their useful life expectancy.

RECOMMENDED REPLACEMENT SCOPE

	Quantity	Units	Cost Per Unit	Totals
Provide new wall mounted water closet and battery powered, sensor operated flush valve. Includes new piping rough-in, seat and fixture support carrier.	3	EA.	\$2,500	\$7,500
Grand Total:	3	EA.	\$2,500	\$7,500

Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)

Project Type:
 Priority:
 Title:
 Trade: **Plumbing Systems**

North Park Junior High School

Flooring and
stair repairs

BUILDING CONDITION SURVEY
 Young + Wright Architectural

077 Resilient Tiles or Sheet Flooring | 1997
 077 Resilient Tiles/Sheet Flooring-VCT

NORTH PARK JR. HIGH SCHOOL LOCKPORT CITY SCHOOL DISTRICT

Reviewer Duane Warren | Date 8/14/2020 | Record # 10088

077 RESILIENT TILES OR SHEET FLOORING

Does the facility have 077 Resilient Tiles or Sheet Flooring Yes

BCS Type 077 Resilient Tiles/Sheet Flooring-VCT

EXISTING CONDITION

Health, Safety or Welfare (HSW) Item? No | Year 1997 | Qty. 39,000 | Units S.F.

Make | Model #

Floor ☐ Site ☐ Basement ☒ 1st Flr ☒ 2nd Flr ☐ 3rd Flr ☐ Roof

Condition Satisfactory | Remaining Useful Life 7 years +/-

Comments and Observations:
 Minor chips and/or cracking noted throughout. Cracking noted are typically hairline fractures located in higher traffic areas. Could also indicate larger issues within the subfloor. Some damage under toilets. District requested hallway replacement.

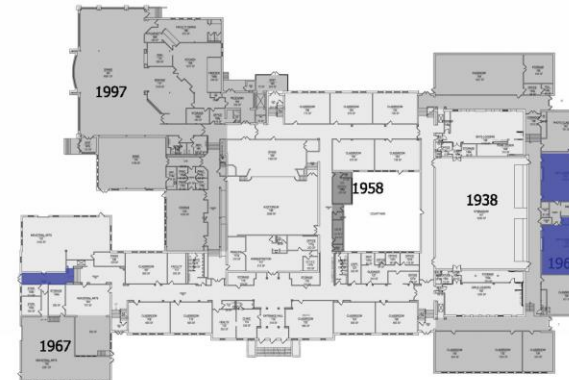
RECOMMENDED REPLACEMENT SCOPE	Quantity	Units	Cost Per Unit	Totals
Remove existing VCT and base. Prep and level for new flooring. Provide new VCT floor and resilient cove base. Abatement not included.	3,000	S.F.	\$9	\$27,000
Grand Total:	3,000	S.F.	\$9	\$27,000

Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)

First Floor Plan

Project Type: | Priority: | Title: | Trade: Building Interior

Asbestos abatement



First Floor Plan

North Park Junior High School

Sink
replacement

BUILDING CONDITION SURVEY
 Young + Wright Architectural

097 Plumbing Fixtures (HSW) | 1967
 097 Plumbing Fixtures-Sinks

NORTH PARK JR. HIGH SCHOOL LOCKPORT CITY SCHOOL DISTRICT

Reviewer Dave Reischuck | Date 8/14/2020 | Record # 10219

097 PLUMBING FIXTURES (HSW)

Does the facility have 097 Plumbing Fixtures (HSW) Yes

BCS Type 097 Plumbing Fixtures-Sinks

EXISTING CONDITION

Health, Safety or Welfare (HSW) Item? Yes | Year 1967 | Qty. 6 | Units EA.

Make N/A | Model # N/A

Floor ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ 3rd Flr ☐ Roof

Condition Unsatisfactory | Remaining Useful Life 3 years +/-

Comments and Observations:
 Sinks, faucets and clay interceptors observed to be in unsatisfactory operating condition and have reached their useful life expectancy.

RECOMMENDED REPLACEMENT SCOPE	Quantity	Units	Cost Per Unit	Totals
Replace sinks, faucets and clay interceptors with new. Includes new piping rough-in, p-traps and h&c supplies.	6	EA.	\$4,500	\$27,000
Grand Total:	6	EA.	\$4,500	\$27,000

Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)

First Floor Plan

Project Type: | Priority: | Title: | Trade: Plumbing Systems

North Park Junior High School

Auditorium
sound
upgrades

BUILDING CONDITION SURVEY
 Young + Wright Architectural

217 Stage Rigging | 2003?

NORTH PARK JR. HIGH SCHOOL LOCKPORT CITY SCHOOL DISTRICT

Reviewer Joe Tuberdyck | Date 8/14/2020 | Record # 10255

217 STAGE RIGGING

Does the facility have 217 Stage Rigging Yes

BCS Type N/A

EXISTING CONDITION

Health, Safety or Welfare (HSW) Item? No | Year 2003? | Qty. 20 | Units EA.

Make na | Model # na

Floor ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ 3rd Flr ☐ Roof

Condition Unsatisfactory | Remaining Useful Life 3 years +/-

Comments and Observations:
 curtains appear to be in good condition.
 20 sets of rigging.
 curtain ropes and pulleys move easily.
 some ropes at rigging appear to have been replaced and some have not.

RECOMMENDED REPLACEMENT SCOPE	Quantity	Units	Cost Per Unit	Totals
Stage Rigging Inspection & Report by consultant	1	EA.	\$1,500	\$1,500
Grand Total:	1	EA.	\$1,500	\$1,500

Costs include labor & material only, soft costs are excluded (escalation, inidentals, contingencies, etc.)

Project Type: | Priority: | Title: | Trade: Interior Renovations

First Floor Plan

North Park Junior High School

Rubberized
track surface

BUILDING CONDITION SURVEY
 Young + Wright Architectural

058 Athletic Fields and Play Fields | 2014
 058 Athletic Fields-Track

NORTH PARK JR. HIGH SCHOOL LOCKPORT CITY SCHOOL DISTRICT
 Reviewer Jennie Kurtz | Date 8/14/2020 | Record # 10032
058 ATHLETIC FIELDS AND PLAY FIELDS
 Does the facility have 058 Athletic Fields and Play Fields Yes
 BCS Type 058 Athletic Fields-Track
EXISTING CONDITION
 Health, Safety or Welfare (HSW) Item? No | Year 2014 | Qty. 1 | Units EA.
 Make Spartan BSS | Model #
 Floor ☒ Site ☐ Basement ☐ 1st Flr ☐ 2nd Flr ☐ 3rd Flr ☐ Roof
 Condition Critical Failure | Remaining Useful Life 1 year +/-
 Comments and Observations:
 The track shows significant amounts of wear. Asphalt, is showing through the surfacing. It is no longer considered safe for competition or practice. It is recommended that the first lane be removed to install a trench drain to or vent the undermining of the pavement from the crown of the field. The field would be disturbed to remove existing drainage and install new. The remaining track should be fully milled to establish proper grading and resurfaced.
 4,815 sf = lane 1
 32,625 sf = entire RTS
RECOMMENDED REPLACEMENT SCOPE

	Quantity	Units	Cost Per Unit	Totals
Remove lane 1 and drainage system. Mill remaining surfacing. Install asphalt and sub grade at lane 1 and trench drain with associated drainage. Top dress stone sub base at the rest of the track and	1	L.S.	\$488,000	\$488,000
Grand Total:	1	L.S.	\$488,000	\$488,000

Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)

Project Type: | Priority: | Title: | Trade: Site



Phase 2 SCOPE

Lockport High School

Ceiling and
wall panel
replacements

BUILDING CONDITION SURVEY
 Young + Wright Architectural

080 Ceilings (HSW) | 2010
 080 Ceilings-Other

HIGH SCHOOL LOCKPORT CITY SCHOOL DISTRICT

Reviewer **Brendan Mason** | Date **8/6/2020** | Record # **07168**

080 CEILINGS (HSW)

Does the facility have 080 Ceilings (HSW) **Yes**

BCS Type **080 Ceilings-Other**

EXISTING CONDITION

Health, Safety or Welfare (HSW) Item? **Yes** | Year **2010** | Qty. **1** | Units **L.S.**

Make | Model #

Floor ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ 3rd Flr ☐ Roof

Condition **Unsatisfactory** | Remaining Useful Life **3 years +/-**

Comments and Observations:
 District is concerned with loose and falling tiles.
 No visible damage.

RECOMMENDED REPLACEMENT SCOPE	Quantity	Units	Cost Per Unit	Totals
Replace existing ceiling and wall panels.	7,200	S.F.	\$35	\$252,000
Grand Total:	7,200	S.F.	\$35	\$252,000


Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)

Project Type: | Priority: | Title: | Trade: **Building Interior**

First Floor Plan

Lockport High School

Locker
replacement

**BUILDING CONDITION SURVEY**
Young + Wright Architectural

081 Lockers | 1954
081 Lockers-Built in

HIGH SCHOOL
LOCKPORT CITY SCHOOL DISTRICT

Reviewer Duane Warren | Date 8/6/2020 | Record # 07172

081 LOCKERS

Does the facility have 081 Lockers Yes

BCS Type 081 Lockers-Built in

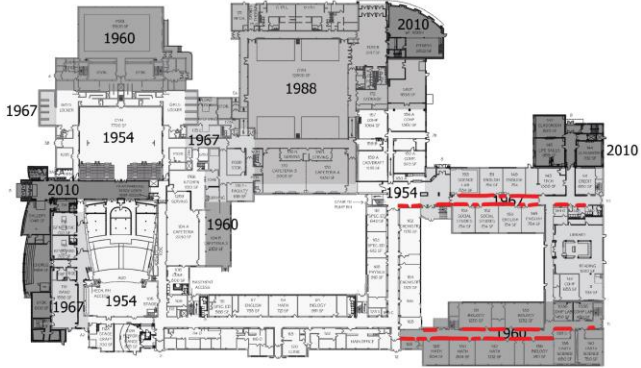

EXISTING CONDITION
Health, Safety or Welfare (HSW) Item? No | Year 1954 | Qty. 721 | Units EA. |
Make Lyon | Model #
Floor ☐ Site ☐ Basement ☒ 1st Flr ☒ 2nd Flr ☐ 3rd Flr ☐ Roof
Condition Unsatisfactory | Remaining Useful Life 3 years +/-
Comments and Observations:
Lockers are extremely battered, scratched and dented. Original number plates have been removed and lockers are identified with tape. Some hardware is missing deeming those lockers in operable.

RECOMMENDED REPLACEMENT SCOPE

	Quantity	Units	Cost Per Unit	Totals
Remove existing lockers. Provide new lockers (1 tier) 12"x15"x72".	721	EA.	\$300	= \$216,300
				=
				=
				=
				=
Grand Total:	721	EA.	\$300	= \$216,300

Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)


Project Type: | Priority: | Title: | Trade: Building Interior



First Floor Plan

Lockport High School

HVAC
upgrades


BUILDING CONDITION SURVEY
 Young + Wright Architectural



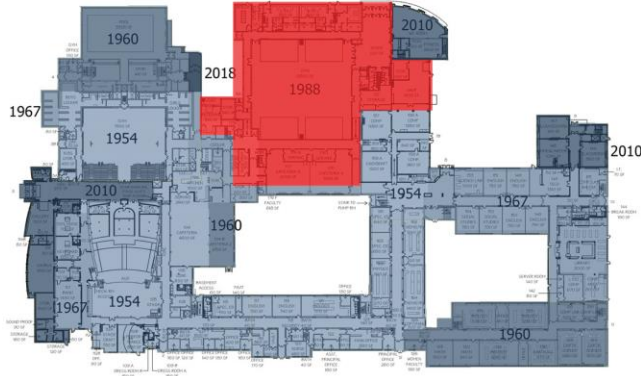
092 HVAC Control Systems (HSW) | 2019
 092 HVAC Controls-DDC

HIGH SCHOOL LOCKPORT CITY SCHOOL DISTRICT
 Reviewer Melissa Englert Date 8/6/2020 Record # 07263
092 HVAC CONTROL SYSTEMS (HSW)
 Does the facility have 092 HVAC Control Systems (HSW) Yes
 BCS Type 092 HVAC Controls-DDC
EXISTING CONDITION
 Health, Safety or Welfare (HSW) Item? Yes Year 2019 Qty. 900 Units EA.
 Make Andover Model # unknown
 Floor ☐ Site ☒ Basement ☒ 1st Flr ☒ 2nd Flr ☐ 3rd Flr ☒ Roof
 Condition Unsatisfactory Remaining Useful Life 7 years +/-
 Comments and Observations:
 Most controls were converted to a centralized U&S Andover digital control system. The remaining controls are on a Johnson controls pneumatic system.

RECOMMENDED REPLACEMENT SCOPE

	Quantity	Units	Cost Per Unit	Totals
Update all remaining pneumatic controls to be put on the centralized electronic system.	130	EA.	\$1,200	\$156,000
Grand Total:	130	EA.	\$1,200	\$156,000

Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)






First Floor Plan

Project Type: Priority: Title: Trade: Mechanical Systems

Lockport High School

Computer lab renovations



**BUILDING CONDITION SURVEY**
Young + Wright Architectural

215 Computer Labs | 1954
N/A

HIGH SCHOOL LOCKPORT CITY SCHOOL DISTRICT
Reviewer Ashley Jewett | Date 8/6/2020 | Record # 07352
215 COMPUTER LABS
Does the facility have 215 Computer Labs Yes
BCS Type N/A
EXISTING CONDITION
Health, Safety or Welfare (HSW) Item? No | Year 1954 | Qty. 800 | Units S.F. |
Make | Model # |
Floor ☒ Site ☐ Basement ☐ 1st Flr ☒ 2nd Flr ☐ 3rd Flr ☐ Roof
Condition **Unsatisfactory** | Remaining Useful Life 7 years +/- |
Comments and Observations:
finishes are outdated and in varying condition. air conditioning unit provided.
computers: 28
wire management is an issue. floor outlets present tripping hazard.
RECOMMENDED REPLACEMENT SCOPE

	Quantity	Units	Cost Per Unit	Totals
Renovation of existing computer labs to accommodate current spacial needs. cost does not include abatement.	800	S.F.	\$160	\$128,000
Grand Total:	800	S.F.	\$160	\$128,000

Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)
Project Type: | Priority: | Title: | Trade: Interior Renovations



Second Floor Plan

Lockport High School

Ventilation improvements

BUILDING CONDITION SURVEY
 Young + Wright Architectural

088 Ventilation System (Exhaust Fans, etc.) (HSW) | 2008, 1970?
 088 Air Handling/Ventilation Equipment-Exhaust Units

HIGH SCHOOL LOCKPORT CITY SCHOOL DISTRICT

Reviewer Melissa Englert | Date 8/6/2020 | Record # 07220

088 VENTILATION SYSTEM (EXHAUST FANS, ETC.) (HSW)

Does the facility have 088 Ventilation System (Exhaust Fans, etc.) (HSW) Yes

BCS Type 088 Air Handling/Ventilation Equipment-Exhaust Units

EXISTING CONDITION

Health, Safety or Welfare (HSW) Item? Yes | Year 2008, 1970? | Qty. 2 | Units EA.

Make Greenheck | Model # unknown

Floor ☐ Site ☒ Basement ☒ 1st Flr ☐ 2nd Flr ☐ 3rd Flr ☐ Roof

Condition Non-Functioning | Remaining Useful Life 1 year +/-

Comments and Observations:
 First floor mechanical room ventilation is in working order. The basement boiler room sidewall exhaust is not functioning.

RECOMMENDED REPLACEMENT SCOPE	Quantity	Units	Cost Per Unit	Totals
Replace one sidewall exhaust fan in-kind. Coordinate wall penetration modifications necessary for placement of new fan. Upgrade controls.	1	EA.	\$9,500	\$9,500
Grand Total:	1	EA.	\$9,500	\$9,500

Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)

Project Type: | Priority: | Title: | Trade: Mechanical Systems

Basement Plan

Lockport High School

Electronic
message board
replacement

BUILDING CONDITION SURVEY
 Young + Wright Architectural

238 Site Signage | 2010?
 238 Site Signage-Electric

HIGH SCHOOL LOCKPORT CITY SCHOOL DISTRICT
 Reviewer Jenna Ergort | Date 8/6/2020 | Record # 07390
238 SITE SIGNAGE
 Does the facility have 238 Site Signage Yes
 BCS Type 238 Site Signage-Electric
EXISTING CONDITION
 Health, Safety or Welfare (HSW) Item? No | Year 2010? | Qty. 1 | Units EA.
 Make Ulrich Sign Co | Model #
 Floor ☒ Site ☐ Basement ☐ 1st Flr ☐ 2nd Flr ☐ 3rd Flr ☐ Roof
 Condition Unsatisfactory | Remaining Useful Life 3 years +/-
 Comments and Observations:
 Lockport High School electronic welcome sign located on north side of building. Masonry base is in good condition. Electric message board is unclear and has missing pixels. Recommend installing a mow strip at base of sign for ease of maintenance

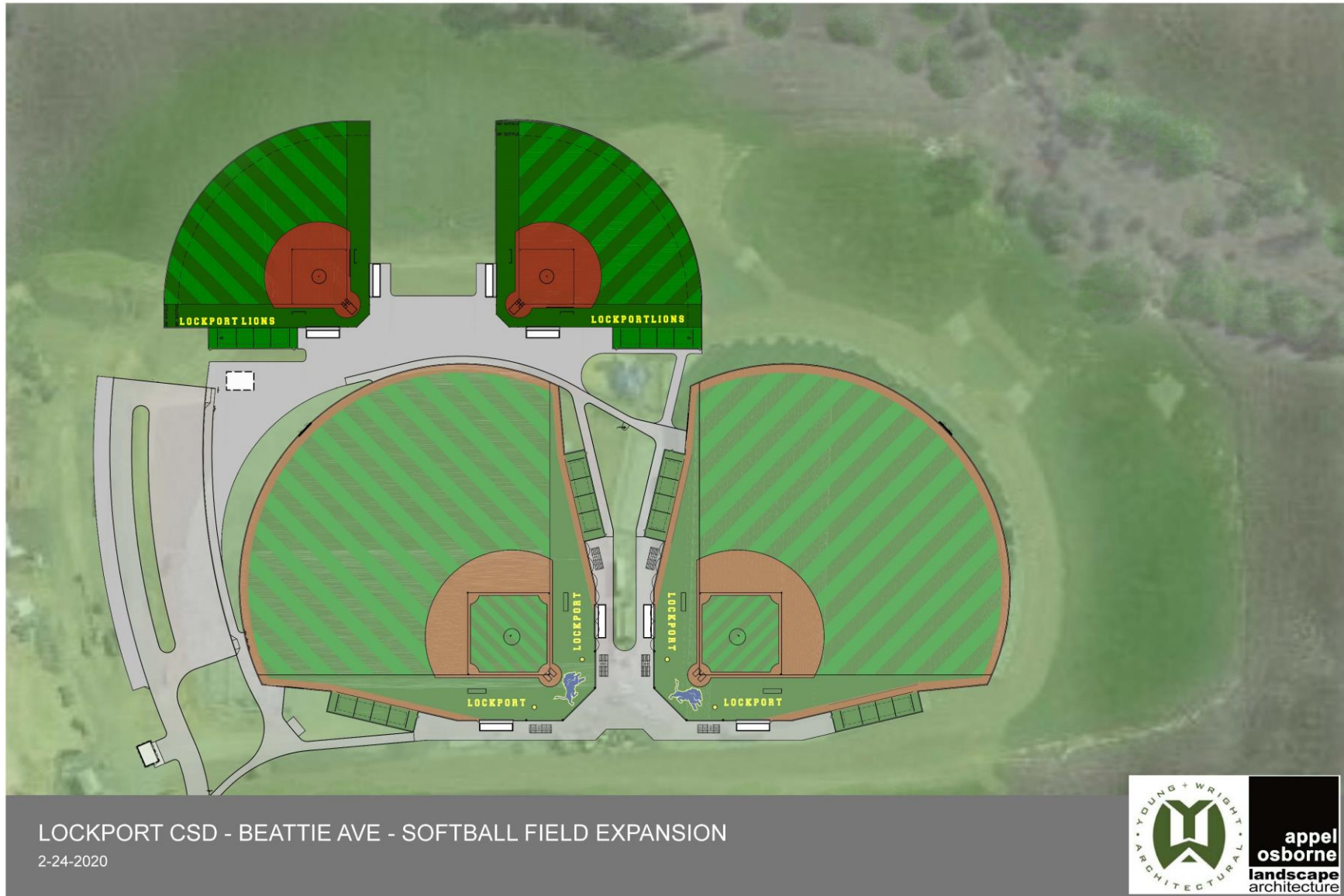
RECOMMENDED REPLACEMENT SCOPE	Quantity	Units	Cost Per Unit	Totals
Remove and replace electric message board	1	L.S.	\$50,000	\$50,000
Install concrete mow strip at base of sign	40	S.F.	\$65	\$2,600
Grand Total:	1	L.S.	\$52,600	\$52,600

Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)

Project Type: | Priority: | Title: | Trade: Site

Lockport High School

Turf softball field additions at Beattie Avenue



Lockport High School

Masonry
repairs

BUILDING CONDITION SURVEY
 Young + Wright Architectural

066 Exterior Wall/Columns (HSW) | 1960
 066 Exterior Walls/Columns-Stone

HIGH SCHOOL LOCKPORT CITY SCHOOL DISTRICT

Reviewer Russ Bennett | Date 8/6/2020 | Record # 07082

066 EXTERIOR WALL/COLUMNS (HSW)

Does the facility have 066 Exterior Wall/Columns (HSW) Yes

BCS Type 066 Exterior Walls/Columns-Stone

EXISTING CONDITION

Health, Safety or Welfare (HSW) Item? Yes | Year 1960 | Qty. 1,200 | Units S.F.

Make | Model #

Floor ☐ Site ☐ Basement ☒ 1st Flr ☒ 2nd Flr ☐ 3rd Flr ☐ Roof

Condition Unsatisfactory | Remaining Useful Life 7 years +/-

Comments and Observations:

Type:
 The stone on the 1954 original building occurs at the entrances and as both horizontal and vertical decorative banding and continuous water table / sill

Condition:
 - stone repair required at entrances
 - joints at water table and banding need replaced
 - all stone surfaces need cleaned

RECOMMENDED REPLACEMENT SCOPE	Quantity	Units	Cost Per Unit	Totals
Repoint stone joints.	1	L.S.	\$2,500	\$2,500
Stone repair	1	L.S.	\$1,000	\$1,000
Stone cleaning	1,200	S.F.	\$5	\$6,000
Grand Total:	1	L.S.	\$9,500	\$9,500

Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)

Project Type: | Priority: | Title: | Trade: Building Envelope

First Floor Plan

Lockport High School

Exterior stair
replacement

BUILDING CONDITION SURVEY
 Young + Wright Architectural

070 Exterior Steps, Stairs, and Ramps (HSW) | 1960
 070 Exterior Stairs/Steps/Ramps-Other

HIGH SCHOOL LOCKPORT CITY SCHOOL DISTRICT

Reviewer Russ Bennett | Date 8/6/2020 | Record # 07103

070 EXTERIOR STEPS, STAIRS, AND RAMPS (HSW)

Does the facility have 070 Exterior Steps, Stairs, and Ramps (HSW) Yes

BCS Type 070 Exterior Stairs/Steps/Ramps-Other

EXISTING CONDITION

Health, Safety or Welfare (HSW) Item? Yes | Year 1960 | Qty. 30 | Units S.F.

Make | Model #

Floor ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ 3rd Flr ☐ Roof

Condition Unsatisfactory | Remaining Useful Life 3 years +/-

Comments and Observations:

Type: metal grate

Condition: grate is damaged and poses potential safety concern. bolts that hold down grate are rusted

RECOMMENDED REPLACEMENT SCOPE

	Quantity	Units	Cost Per Unit	Totals
Remove reinforced concrete step. Form, reinforce, & pour new foundation walls, footings, and concrete ramp. Provide post mounted handrail	30	L.F.	\$420	\$12,600
Grand Total:	30	L.F.	\$420	\$12,600

Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)

Project Type: | Priority: | Title: | Trade: Site

First Floor Plan

Lockport High School

Hard wired
carbon
monoxide
detector
upgrades

BUILDING CONDITION SURVEY
 Young + Wright Architectural

106 Carbon Monoxide Alarm System (HSW) | 2017?
 106 Carbon Monoxide Alarm System-10-Year Battery Stand Alone Alarm

HIGH SCHOOL LOCKPORT CITY SCHOOL DISTRICT

Reviewer Steven Galley | Date 8/6/2020 | Record # 07318

106 CARBON MONOXIDE ALARM SYSTEM (HSW)

Does the facility have 106 Carbon Monoxide Alarm System (HSW) Yes

BCS Type 106 Carbon Monoxide Alarm System-10-Year Battery Stand Alone Alarm

EXISTING CONDITION

Health, Safety or Welfare (HSW) Item? Yes | Year 2017? | Qty. 22 | Units EA.

Make | Model #

Floor ☐ Site ☒ Basement ☒ 1st Flr ☒ 2nd Flr ☐ 3rd Flr ☐ Roof

Condition Unsatisfactory | Remaining Useful Life 5 years +/-

Comments and Observations:
 A Battery powered CO detector was installed in the Boiler room. Recommend update to hard wired CO detectors and A/V alarms.

RECOMMENDED REPLACEMENT SCOPE	Quantity	Units	Cost Per Unit	Totals
Provide hardwired CO detectors and A/V alarms to existing fire alarm system.	22	EA.	\$750	\$16,500
Grand Total:	22	EA.	\$750	\$16,500


Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)

Project Type: | Priority: | Title: | Trade: Electrical Systems

Basement Plan

Lockport High School

Secure
entrance
renovations

**BUILDING CONDITION SURVEY**
Young + Wright Architectural

220 Secure Entrances | N/A

HIGH SCHOOL

LOCKPORT CITY SCHOOL DISTRICT

Reviewer Russ Bennett | Date 8/6/2020 | Record # 07362

220 SECURE ENTRANCES

Does the facility have 220 Secure Entrances **No**

BCS Type N/A

EXISTING CONDITION

Health, Safety or Welfare (HSW) Item? No | Year N/A | Qty. 0 | Units N/A

Make | Model #

Floor ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ 3rd Flr ☐ Roof

Condition **Unsatisfactory** | Remaining Useful Life 1 year +/-

Comments and Observations:
No secure entrance:



Current Condition: all exterior access controls have been removed from the presumed main entrance #1 which currently has interior signage that reads exit only, there is a small security office with a window but it is past the vestibule. The current entrance #12 is adjacent to the principal office and has only a keypad / fob. The current entrance #2 is adjacent to the Guidance office and has a keypad / fob and a security camera.

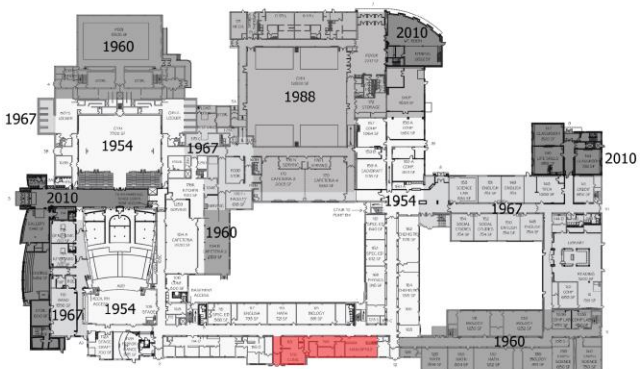
RECOMMENDED REPLACEMENT SCOPE

	Quantity	Units	Cost Per Unit	Totals
Renovation of existing offices, hallways, and main entrances to improve building safety	2,000	S.F.	\$120	= \$240,000
				=
				=
				=
Grand Total:	2,000	S.F.	\$120	= \$240,000

Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)

Project Type: | Priority: | Title: | Trade: Interior Renovations






First Floor Plan

Administration Building

Board room
floor
renovations

**BUILDING CONDITION SURVEY**
Young + Wright Architectural

077 Resilient Tiles or Sheet Flooring | 1968

ADMINISTRATION BUILDING

LOCKPORT CITY SCHOOL DISTRICT

Reviewer Duane Warren | Date 9/4/2020 | Record # 01048

077 RESILIENT TILES OR SHEET FLOORING

Does the facility have 077 Resilient Tiles or Sheet Flooring Yes

BCS Type 077 Resilient Tiles/Sheet Flooring-VAT

EXISTING CONDITION

Health, Safety or Welfare (HSW) Item? No | Year 1968 | Qty. 4,200 | Units S.F.

Make | Model #

Floor ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ 3rd Flr ☐ Roof

Condition Satisfactory | Remaining Useful Life 10 years +/-



Comments and Observations:
no signs of breaking
no signs of chipping
no signs of cracking
plastic floor base
closet floor has warping

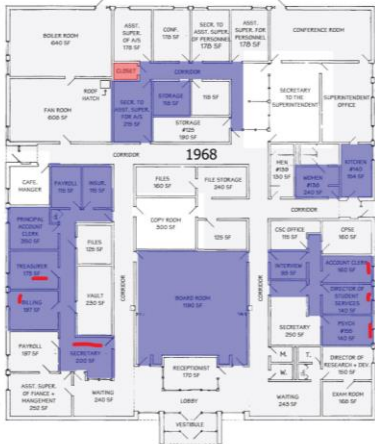
RECOMMENDED REPLACEMENT SCOPE

	Quantity	Units	Cost Per Unit	Totals
Remove and abate floor finishes down to sub floor. Prep and level for new flooring. Provide new VCT and resilient cove base.	200	S.F.	\$20	\$4,000
Grand Total:	200	S.F.	\$20	\$4,000

Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)

Project Type: | Priority: | Title: | Trade: Building Interior






First Floor Plan

Administration Building

Board room
ceiling
renovations

**BUILDING CONDITION SURVEY**
Young + Wright Architectural

080 Ceilings (HSW) | 1968
080 Ceilings-Adhered

ADMINISTRATION BUILDING
LOCKPORT CITY SCHOOL DISTRICT

Reviewer Alyssa Catlin | Date 9/4/2020 | Record # 01053

080 CEILINGS (HSW)

Does the facility have 080 Ceilings (HSW) Yes

BCS Type 080 Ceilings-Adhered

EXISTING CONDITION

Health, Safety or Welfare (HSW) Item? Yes | Year 1968 | Qty. 9,565 | Units S.F.

Make | Model #

Floor ☐ Site ☐ Basement ☒ 1st Flr ☐ 2nd Flr ☐ 3rd Flr ☐ Roof




Condition Satisfactory | Remaining Useful Life 7 years +/-

Comments and Observations:
some tiles are breaking
some tiles are chipping
no water damage appears to be present
some tiles are hanging down
12 x 12 adhered ceiling tiles
Assumed abatement will be necessary

RECOMMENDED REPLACEMENT SCOPE	Quantity	Units	Cost Per Unit	Totals
Remove existing ceiling tile. Abatement included. Provide new 24" x 24" ACT and grid.	10,000	S.F.	\$19	= \$190,000
				=
				=
				=
Grand Total:	10,000	S.F.	\$19	= \$190,000

Costs include labor & material only, soft costs are excluded (escalation, incidentals, contingencies, etc.)

Project Type: | Priority: | Title: | Trade: Building Interior



First Floor Plan