

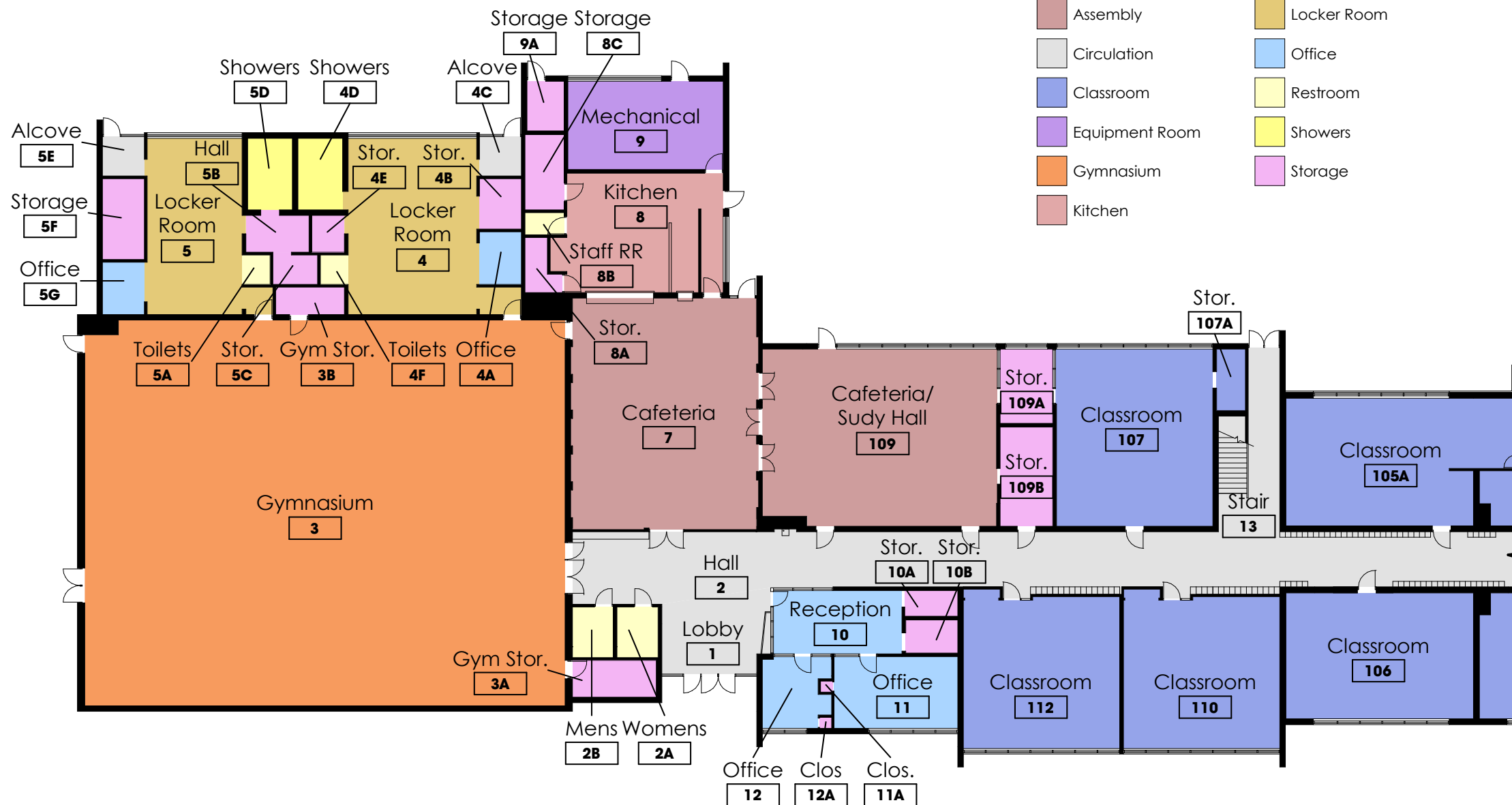


ARTS & COMMUNICATION ACADEMY AT FAIR PLAIN





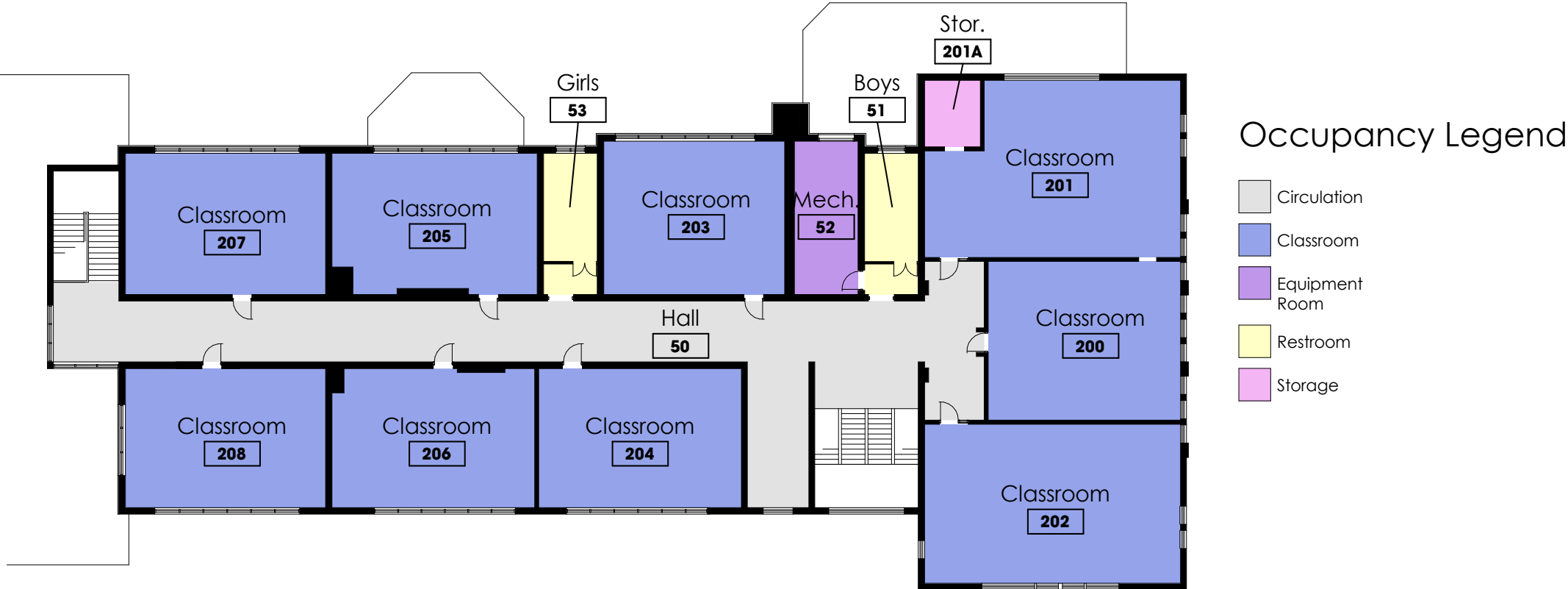
Occupancy Legend




 First Floor Plan - East

BENTON HARBOR AREA SCHOOLS - FACILITIES MASTER PLAN





 Second Floor Plan



Building Exterior

Area of Concern	Item(s)	Visual Condition A - Good B - Fair C - Poor	Description	Remarks / Cost (Tier 1) \$1-\$10,000 (Tier 2) \$10,001-\$23,000 (Tier 3) \$23,001+	Tier	Planning: I - Immediate: 1-2 years S - Short term: 2-5 years F - Future: 5-10 years
North Elevation	Storefront window wall, 1000 square feet of panels	A	Replace in 5-10 years	\$10,000	1	F
Main Entrance Canopy	Wood deteriorating	B	Repair/replace and cover wood	\$2,000	1	I
Main Entrance Canopy	Lighting	B	Replace HID fixture with LED Unit	\$1,000	1	I
Main Entrance Canopy	Soffit	B	Install cover plates	\$1,000	1	I
Main Entrance Canopy	Soffit	A	Repaint	\$700	1	I
North Elevation	Stone frames, sills and surroundings	B	Clean and Seal	\$8,000	1	S
North Elevation	Exterior Insulation Finishes	B	Repair damage and recoat	\$5,000	1	I
Middle Entrance Canopy	Soffit, steel, and expansion panels	B	Prep and paint- also panels at storefront glazing and two story wing	\$2,500	1	I
Middle Entrance Canopy	Electrical / Lights	B	Replace light with LED, and add cover plates	\$1,000	1	S
West Façade 2nd Story	Stone frames, sills and surroundings	B	Clean and Seal	\$1,500	1	S
West Elevation	Glazing	C	Replace	\$1,000	1	S
West Elevation	Stone	B	Clean and Seal	\$1,000	1	I
West Elevation	Panels at Glazing	B	Replace in 5-10 years	\$2,000	1	F
Southwest Canopy	Soffit	B	Prep and paint	\$500	1	I

Building Exterior

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Southwest Canopy	Electrical	B	New LED light	\$500	1	I
Chimney	Brick	C	Brick is deteriorating. Reduce height of chimney and cap. Tuck point as required	\$10,000-\$12,000	2	I
Steel Stair	Stair & railing	B	Prep and paint	\$2,000	1	I
Media Center	Door	C	Replace door and frame with new steel door	\$2,000	1	S
South Elevation Original Wing	Panels	A	Replace 5-10 years	\$2,000	1	F
South Elevation	Door at top of stair	B	Replace door and frame with new steel door	\$2,000	1	S
South Elevation	Stone	A	Clean and seal	\$2,000	1	I
South Elevation West End	Brick repair	A	Tuck point and replace damaged brick	\$1,500	1	S
South Elevation West End	Lintels	B	prep and paint	\$800	1	I
Mechanical Area	Sill	B	Replace with precast concrete and brick repair	\$2,000	1	S
South Elevation	Exterior Insulation Finishes	B	Clean and recoat	\$15,000-\$20,000 + \$2,000 at base of walls	2	S
Center Wing	Infill Panels	B	Replace 500 square feet	\$2,000	1	S
South Elevation	Vegetation	C	Remove vegetation growing close to building	\$2,000	1	I
South Wall Cafeteria	Light	B	Light over west end door and flood light west of door should be replaced	\$1,000	1	I



Building Exterior

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West Wall Kitchen	Wall infill above windows	C	Replace infill panels - poor condition	\$500	1	I
South wall Mechanical	Fascia & light	C	replace missing fascia, replace security light near soffit & remove light by door	\$700	1	I
Gym/Locker Rooms	Control joint sealant	C	Replace all control joint sealant at brick walls	\$2,000	1	I
Gym East Wall	Lighting	-	Add security lights at east wall of Gym	\$3,000	1	I
Gym West Overhang	Fascia	C	Replace missing fascia at overhang	\$1,000-1,500	1	I
Portable Classrooms	Skirting	C	Replace all skirting at perimeters of all buildings	\$3,000	1	S
Portable Classrooms	Railings	B	Paint railings at concrete ramps and stoops	\$2,000	1	S
Portable Classrooms	Wood Stoops	B/C	Replace/rebuild in 3-5 years	\$5,000-6,000	1	S
Portable Classrooms	Lighting	C	Replace exterior lights near doors	\$2,500-3,000	1	I
Portable Classrooms	Siding	B	Replace missing siding at Northwest Portable	\$200	1	I



- Replace window wall at Gym in 5-10 years
- Front entrance landscaping in good condition



- Wood is deteriorating at canopy and should be replaced and/or covered with aluminum.
- Clean and seal stone frames, sills and surrounds at window panels



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Building Exterior

- Replace infill panels at North Elevation in 5-10 years
- West facade at 2nd story: clean and seal stone.



- Replace glazing at West Elevations now
- Brick is deteriorating at the chimney. Consider reducing height and capping.





- Prep/paint soffit and replace light
- Replace door and frame at media center.
- Prep and repaint stairway and railing
- Replace 2nd floor door and frame with new steel door



- Repair or replace damaged sill and tuck point brick near stair.
- Remove vegetation encroaching on walls and between building and pavement.



Building Exterior

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- Replace lighting at cafeteria exit doors.
- Replace wall infill above windows at Kitchen
- Replace fascia & security light





- Replace control joint sealant at locker room brick walls
- Add security lighting at East gym wall
- Clean graffiti



Portable Classrooms:

- Paint railings at concrete ramp and stoops
- Rebuild wood stairs & replace skirting



MEP Systems

Equipment	Location	Service Area	Visual Condition A - Good B - Fair C - Poor	Date Installed	Median Service Life	Age	Service Life Remaining	Comments	Recommendations	Costs	Planning: I - Immediate: 1-2 years S - Short term: 2-5 years F - Future: 5-10 years
Johnston gas fired, fire-tube hot water boiler system (2,500mbh input)	Boiler Room West	The west half of the facility	C	1969	25	47	0	The boiler and hot water pumps are beyond life cycle and should be replaced. This boiler room has a louver open to the outdoors with no shutoff damper for the combustion air source. This is very energy inefficient and new boilers will eliminate this loss.	Replace the old boiler, pumps and trim with a high efficiency condensing boiler, new pumps, HW piping, boiler expansion tank, makeup water valve.	\$75,000	I
Lochinvar gas fired, copper-fin, hot water boiler (1,440mbh input)	Boiler Room East	The east half of the facility	C	1997	15-20	19	1	This boiler has reached life cycle expectancy and should be replaced. This boiler room has a louver open to the outdoors with no shutoff damper for the combustion air source. This is very energy inefficient and new boilers will eliminate this loss.	Replace the old boiler, pumps and trim with a high efficiency condensing boiler, new pumps, HW piping, boiler expansion tank, makeup water valve.	\$66,000	I
Trane Classroom Unit Ventilators (CUVs)	Classrooms	Classrooms	B	1999	20	17	3	Horizontal CUVs have reached their life cycle.	Replace (22) horizontal HW CUVs with vertical hot water CUVs containing economizers for free cooling during fall/spring weather.	\$380,000	S
Exhaust Fans	Rooftop and Sidewall	Restrooms	C	1969	20	47	0	Exhaust fans have exceeded their life cycle.	Replace (6) rooftop exhaust fans and (1) sidewall exhaust fan.	\$14,000	I
Heat / Vent Unit (HV)	(2) Gymnasium & (1) West Mech Rm	Gymnasium & West Classrooms	C	1969	20	47	0	HV Units for Gym and Classrooms are currently beyond life cycle.	Replace HV Units with new hot water HV Units containing economizers for free cooling during fall/spring weather.	\$30,000	I
Trane Energy Management System	East Boiler Room	The entire facility	C	1999	15	17	0	Old Johnson Control system was replaced 17 years ago with Trane system. Old pneumatic system air compressor along with Johnson panel in west boiler room were abandoned in place. Trane control system is obsolete and the software version is no longer supported by Trane.	Install new BAS system to control building systems and provide remote access for monitoring, energy management and efficient troubleshooting.	\$110,000	I
Window Air Conditioners	Exterior windows	(2) 2nd Floor Classrooms, (2) 1st Flr Classrooms and (2) 1st Flr Offices.	C	1999	10	17	0	Window air conditioners have exceeded their life cycle.	Install (6) new window air conditioners.	\$12,000	I
Rooftop Packaged HVAC Unit	Roof above Cafeteria	Cafeteria	A	2015	15	1	14	Recently installed so it should be go to go for many years.	Do not replace the Cafeteria RTU.	\$0	-
									Total HVAC Upgrades	\$687,000	
Central Air Conditioning	None Installed	Entire building		N/A	N/A	N/A	N/A	The cost and approach to this option has been estimated as a one-time all inclusive heating and air conditioning project. To split off the central air conditioning portion of the project to be installed at a later date would multiply the costs significantly.	150-ton packaged air-cooled chiller be set outside, 6" chilled water piping be installed from the chiller into the building as we;; as additional distribution piping to the classrooms throughout the facility, cooling coils be added to the classroom unit ventilators and the multipurpose room air handling unit and appropriate electrical power and temperature controls work be performed.	\$400,000-450,000 Electrical requirements for system are an additional \$50,000	S
									Total Central A/C Cost	\$450,000-500,000	

MEP Systems

Equipment	Location	Service Area	Visual Condition A - Good B - Fair C - Poor	Date Installed	Median Service Life	Age	Service Life Remaining	Comments	Recommendations	Costs	Planning: I - Immediate: 1-2 years S - Short term: 2-5 years F - Future: 5-10 years
Plumbing Fixtures	Restrooms	Restrooms	B	1999	100	17	0	The fixtures appear to be intact, but should install touchless faucets and flush valves.	Replace (45) faucets and flush valves with 'touchless' actuators on water closets, lavatories, and urinals..	\$15,000	S
Plumbing Piping	Plumbing Chases, Boiler Room & Pipe Tunnels	Restroom Fixtures	B	1969	50	47	3	The piping shows no significant leaks or problems.	Do not replace plumbing piping.	\$0	-
Gas Water Heaters (Ruud & Whirlpool)	Boiler Rooms West and East	Lavatories in Restrooms and sinks in Kitchen and Teacher's Lounge	B	2002	10	14	0	Water heaters have exceeded life cycle.	Replace (2) existing gas water heater.	\$24,000	I
									Total Plum ing Upgrades	\$39,000	
Main distribution panel	Boiler room	The entire facility	A	1999	20	17	3	The main distribution panel is nearly at the end of its service life and has space for only three additional circuit breakers.	Replace entire power distribution system	\$395,000	I
Power panels	Throughout the building	The entire facility	C	Original	20			The entire power distribution system is beyond its service life, and is not suitable for the power needs of today's schools.	Replace entire power distribution system	Included in above	I
Power distribution - feeders	Throughout the building	The entire facility	B	Original	30			The entire power distribution system is beyond its service life, and is not suitable for the power needs of today's schools.	Replace entire power distribution system	Included in above	I
Power distribution - branch circuits	Throughout the building	The entire facility	B	Original	20			The entire power distribution system is beyond its service life, and is not suitable for the power needs of today's schools.	Replace entire power distribution system	Included in above	I
Control equipment (contactors, time switches, etc.)	On the stage at the main panel	Exterior lighting	C	Original	20			The entire power distribution system is beyond its service life, and is not suitable for the power needs of today's schools.	Replace entire power distribution system	Included in above	I
Branch circuit devices (switches, receptacles, etc.)	Throughout the building	The entire facility	C	Original	20			The entire power distribution system is beyond its service life, and is not suitable for the power needs of today's schools.	Replace entire power distribution system	Included in above	I
Light fixtures - interior	Throughout the building	The entire facility	B		20			Light fixtures use less efficient fluorescent lamps and look aged.	Replace all interior light fixtures with new LED type.	\$197,000	S
Lighting control occupancy sensors	Restrooms and classrooms	Rooms in which they are located	B		20				Replace existing occupancy sensors with new, and add them into all areas of the facility.	\$44,000	S
Exit lights	Throughout the building	The entire facility	B		25			Exit lights are looking old, and there is a mixture of red and green exit lights.	Replace exit lights with new LED type.	Included with interior lighting	S
Emergency lights	Throughout the building	The entire facility			25				Provide new emergency light fixtures throughout entire facility	Included with interior lighting	S
Light fixtures - exterior	Building entrances	Exterior of building entrances	C		15			Exterior light fixtures are a mixture of wall packs and likely use HID lamps. These are looking old and need to be replaced. Exterior lighting is also inadequate for good security coverage	Replace all exterior light fixtures with new LED type, and add fixture for better security lighting	\$19,000	I
Fire alarm system	Throughout the building	The entire facility	A		20			The fire alarm control panel is an FCI unit that looks fairly new. But the system does not provide signal devices in all areas as required by Code.	Replace entire fire alarm system with new.	\$31,000	S
Fire alarm devices	Throughout the building	The entire facility	B		20			Devices are looking old.	Replace entire fire alarm system with new.	Included in fire alarm	S
									Total Electrical Upgrades	\$686,000	



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MEP Systems

- 1969 Hot Water Boiler - West boiler room
- Hot Water Pumps - West boiler room
- Combustion Air Louver - with shut-off damper
- Boiler vent breeching - good condition

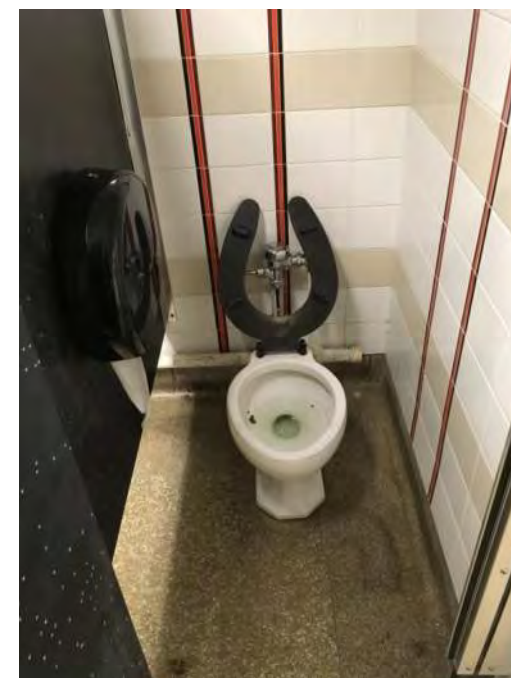


- 1989 Abandoned Johnson Controls Panel
- 2011 Gas water heater
- 1999 Trane control panel / Fire alarm panels





- 1997 Lochinvar hot water boiler - East boiler room
- Ducted combustion air & vent pipe through roof
- Combustion air louver - no shutoff damper



- How water pumps - East
- Boys restroom lavatory, urinals and water closet



Building Interior

Room Number	Room Name	Current Square Footage	Type of Space	Visual Condition A - Good B - Fair C - Poor	Last Renovation	Seating Count	Type of Furnishings	Room Amenities	Technology (Full Smart) (Semi Smart)	Lighting	Mechanical	Remarks / Cost (Tier 1) \$1-\$10,000 (Tier 2) \$10,001-\$23,000 (Tier 3) \$23,001+	Tier	Planning: I - Immediate: 1-2 years S - Short term: 2-5 years F - Future: 5-10 years
1	Lobby	267	Circulation	C	2005		Benches	Planter		2x4 recessed fluorescent troffer Incandescent	Radiator	Fill in missing tile, install vestibule carpet \$900 new top, refinish wood and doors \$1,000	1	I
2	Corridor	1418	Circulation	C	2005		Benches, Fire Extinguisher	Television, monitor, security, lockers, drinking fountain		2x4 recessed fluorescent troffer Incandescent	None	Replace 2 ceiling tile, touch up paint \$500, refinish doors \$1,000, repair wall at gym door, add door stops, replace drinking fountain \$1,500	1	I
2A	Women's Restroom	68	Restroom	A	2005					2x4 LED Troffer	Exhaust/not operating	Floor tile cracked at toilet \$500	1	S
2B	Men's Restroom	67	Restroom	A	2005					2x4 LED Troffer	Exhaust/not operating	-		
3	Gymnasium	6004	Gymnasium	A/B	2005	9x48	Bleachers	Score board, basketball hoops, speakers		HIBAY HID 20 Fixtures	AHU - 2 Originals	Replace lighting (See MEP) tinted film at windows \$2,000, refinish doors, paint ceiling \$10,000-\$12,000, repaint, and include back stops.	2	S
3A	Gymnasium Storage	100	Storage	A	2005							Replace door and frame \$800	1	S
3B	Gymnasium Storage	62	Storage	B	2005					Incandescent Surface		Replace lights (2) \$600	1	S
4	Locker Room	789	Locker Room	A	2012		Lockers, benches			Fluorescent troffer	Forced Air, fan coil	Refinish 3 door frames/openings and doors \$900, Repaint walls 2-5 years \$1,500	1	S
4A	Office	71	Office	B	2012	1			F	Recessed Incandescent	Forced Air, Exhaust	new suspension ceiling with lighting \$1,500	1	S
4B	Storage	69	Storage	B	2012					Fluorescent Surface mounted	None	Recoat floor \$400	1	S
4C	Alcove	53	Circulation	B	2012					Fluorescent troffer	None	Repair tile \$500, cleanout drain and add strainer \$1,000, paint walls 3-5 years	1	S
4D	Showers	104	Showers	B	2012					Incandescent Recessed	Forced Air, Exhaust	Not used, replace lighting \$1,000	1	S
4E	Storage	39	Storage	B	2012					Incandescent surface	Forced Air, Exhaust	Replace light- \$300, install new wood door stop, 1 side \$200	1	S

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4F	Toilet	27	Restroom	A	2012					Fluorescent surface mounted	Forced Air, Exhaust	Repaint walls \$300	1	S
5	Locker Room	578	Locker Room	A	2012		Lockers, benches			Fluorescent troffer	Forced Air, fan coil	Refinish 3 door frames/openings and doors \$900, Repaint walls 2-5 years \$1,500	1	S
5A	Toilets	27	Restroom	A	2012					Fluorescent Surface	Forced Air/ Exhaust	Repaint walls \$300	1	S
5B	Hall	79	Storage	A	2012					Fluorescent Surface	Forced Air/ Exhaust	Replace exhaust grille \$300	1	S
5C	Storage	44	Storage	B	2012					Incandescent Recessed		Refinish door and casing \$300, and new light \$400	1	S
5D	Showers	104	Showers	B	2012					Fluorescent Troffer	Forced Air/ Exhaust	Replace lights (2) \$1,000, paint ceiling \$300, and replace exhaust grille \$400	1	S
5E	Alcove	53	Circulation	B	2012					Incandescent Surface		Paint walls \$800, clean tile floor \$800, and repair door sill \$1,000	1	S
5F	Storage	110	Storage	C	2012					Fluorescent Troffer	Forced Air/ Exhaust	Replace lights (2) \$600	1	S
5G	Office	71	Office	B	2012	1			F	Recessed Incandescent	Forced Air/ Exhaust	Replace missing ceiling tiles \$50	1	S
7	Cafeteria	1403	Assembly	A	2010	72	Tables with Bench Seats			2x4 recessed fluorescent troffer	Forced Air	Replace damaged ceiling tiles \$200, add kick plates x4 \$1,000, paint kitchen door \$100	1	S
8	Kitchen	621	Kitchen	B						2x4 recessed fluorescent troffer	Make-up air, Exhaust Hood, Radiator	Replace Exit door with aluminum \$1,500, new door to boiler room \$1,000, paint walls \$800, concrete masonry unit, replace wood counter \$500	1	S
8A	Storage	49	Storage									no access		



Building Interior

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8B	Toilet	28	Restroom	B			Lockers			Surface mounted Incandescent		See mechanical recommendations		
8C	Storage	96	Storage									no access		
9	Mechanical	445	Equipment	B						2x4 recessed fluorescent troffer	New Boiler	See mechanical recommendations		
10	Reception	265	Office	C					F	2x4 recessed fluorescent troffer	Cabinet unit ventilator	Remove paneling and finish walls \$1,000, replace carpet \$350, repaint walls, door & window frames \$1,000	1	I
10A	Storage	44	Storage	B										
10B	Storage	56	Storage	B										
11	Office	288	Office	C					F	2x4 recessed fluorescent troffer	Cabinet unit ventilator	Remove paneling and finish walls \$1,000, replace carpet \$350, repaint walls, door & window frames \$1,000	1	I
11A	Closet	4	Storage	B										
12A	Closet	149	Storage	B										
12	Office	4	Office	C					F	2x4 recessed fluorescent troffer	Cabinet unit ventilator	Remove paneling and finish walls \$1,000, replace carpet \$350, repaint walls, door & window frames \$1,000	1	I
109	Café / Study	1336	Assembly	A	2010	90	Tables with Bench Seats			Fluorescent Troffer	Unit Ventilator	Replace damaged ceiling tile \$50	1	S
109A	Storage	127	Storage							Surface mount fluorescent	none	-		
109B	Storage	170	Storage							Surface mount fluorescent	none	-		

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112	Classroom	777	Classroom	A	2010 Carpet & ceiling	48	Cafeteria tables, built-in cabinetry	Smart board, white boards, WiFi, old TV		2x4 recessed fluorescent troffer	Cabinet unit ventilator	Remove old TV and patch wall, add screens \$400 and blinds \$500 at South windows, repair tile sills and plaster beneath windows \$400, refinish wood casework and door \$500, paint door frame \$100	1	I
110	Classroom	777	Classroom	A	2010 Carpet & ceiling	14	Tables, chairs, desk, built-in storage	Smart board, white boards, WiFi, old TV		2x4 recessed fluorescent troffer	Cabinet unit ventilator	Remove old TV and patch wall, add screens \$400 and blinds \$500 to windows, replace stained carpet tiles \$100	1	I
107	Dance studio	902	Classroom	A	2010 floor & ceiling	30	wood flooring, mirrors, barre			2x4 recessed fluorescent troffer	Cabinet unit ventilator	-		
13	Stairs	299	Circulation	B							Radiator	Paint all steel \$1,000, Exit face sign \$200, needs additional lighting \$500, replace tubes and new open light at Exit. Vestibule carpet at doors \$500.	1	I
14	Corridor	1130	Circulation	A			Lockers			2x4 recessed fluorescent troffer Incandescent	None	Replace drinking fountain \$1,500	1	I
14A	Staff hall	44	Circulation	A						2x4 recessed fluorescent troffer		Repair west wall & repaint \$400	1	I
105A	Classroom	875	Classroom	A		18	Built-in Cabinets, desks, chairs	Smart board		2x4 recessed fluorescent troffer	Cabinet unit ventilator	Add Screens x4 \$400, plaster repair \$500, replace glazing 1 x 4' unit \$200, 2 x 2' awnings \$600, 17 chipped cabinet doors replace \$4,000	1	F
105B	Home Economics/ Art	930	Classroom	A	2010 Carpet	20	tables, chairs, desks, cabinets, sinks	appliances	F	Recessed fluorescent troffer 2x4, 1x recessed , and surface mounted	Cabinet unit ventilator	Replace cabinets, counters, and fixtures \$6,000. Replace lights with LED recessed (8) \$3,000. Screens \$400, and blinds \$1,000	2	F
106	Classroom	767	Classroom	A	2010 Carpet	28	tables, chairs, desks, cabinets, sinks	Old television, WiFi, white board, Black board	F	2x4 recessed fluorescent troffer	Cabinet unit ventilator	Plaster repair \$500, stains on carpet \$200, blinds \$700, and screens \$400.	1	I



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Building Interior

Room Number	Room Name	Current Square Footage	Type of Space	Visual Condition A - Good B - Fair C - Poor	Last Renovation	Seating Count	Type of Furnishings	Room Amenities	Technology (Full Smart) (Semi Smart)	Lighting	Mechanical	Remarks / Cost (Tier 1) \$1-\$10,000 (Tier 2) \$10,001-\$23,000 (Tier 3) \$23,001+	Tier	Planning: I - Immediate: 1-2 years S - Short term: 2-5 years F - Future: 5-10 years
106A	Classroom	761	Classroom	A	2010 Carpet		Cabinets, shelving, tables, chairs, desks, files	Old television, WiFi, white board, Black board	F	2x4 recessed fluorescent troffer	Cabinet unit ventilator	Screens \$400, and blinds needed \$700, missing tile sill \$400, plaster repair \$300	1	I
106B	Classroom	769	Classroom	A/B	2010 Carpet & ceiling	30	Tables, chairs, desk	Smart board, white boards, WiFi, old TV		2x4 recessed fluorescent troffer	Cabinet unit ventilator	Remove old TV and patch wall, add screens \$600 and blinds \$1,000 to windows, replace stained carpet tiles \$200	1	I
106C	Work room	228	Work room	A			Cabinets and countertops, sink	Refrigerator - mini		2x4 recessed fluorescent troffer	Ceiling mounted Cabinet heater	Repair wall and repaint \$500, replace tile sill \$400, refinish cabinetry & replace countertop \$2,000	1	S
106D	Closet	15	Storage	C			Shelving			-	-	Refinish door \$200	1	S
15	Girls Restroom	206	Restroom	B	Recent		Toilet partitions	2 sinks, 5 toilets		2x4 recessed fluorescent troffer	Radiator, no exhaust fan	Replace toilet partitions \$5,000, repair wall \$500, no ADA fixtures, replace 6 ceiling tiles \$100, and paint walls \$300.	1	I
17	Storage	120	Storage									no access		
19	Teacher's Lounge	244	Conf./Break room	C		4	Cabinets, sink, table, chairs	Refrigerator, microwave, copier		2x4 recessed fluorescent troffer	Cabinet heater, ceiling hung	Replace countertop \$1,000, replace 3 ceiling tiles \$100. Cabinet repair and refinish \$1,000.	1	S
20	Staff Women's Restroom	29	Restroom	C			Toilet, sink, mirror			Recessed compact fluorescent	No exhaust fan	Tile replacement at bottom 2' of wall \$500, install new fan/light, exhaust to outside \$1,500.	1	I
21	Staff Men's Restroom	29	Restroom	C			Toilet, sink, mirror			Recessed compact fluorescent	No exhaust fan	Tile replacement at bottom 2' of wall \$500, install new fan/light, exhaust to outside \$1,500.	1	I
22	Entry hall	205	Circulation	A						Surface mounted compact fluorescent fixtures		Replace drinking fountain \$1,500	1	I
22A	Entry vestibule	149	Circulation	C							Cabinet heater at ceiling	Replace panic devices \$1,500, add light fixture \$500, repair plaster, intel and tile \$800	1	I

Building Interior

Room Number	Room Name	Current Square Footage	Type of Space	Visual Condition A - Good B - Fair C - Poor	Last Renovation	Seating Count	Type of Furnishings	Room Amenities	Technology (Full Smart) (Semi Smart)	Lighting	Mechanical	Remarks / Cost (Tier 1) \$1-\$10,000 (Tier 2) \$10,001-\$23,000 (Tier 3) \$23,001+	Tier	Planning: I - Immediate: 1-2 years S - Short term: 2-5 years F - Future: 5-10 years
23	Stair	222	Circulation	B						Surface Mounted 2 x 4 fluorescent		Repaint balustrade \$1,000 & window wall, repair plaster and tile at sill \$800. Paint \$100.	1	I
24	Boys Restroom	208	Restroom	B			Toilet partitions			2x4 recessed fluorescent troffer	Cabinet unit ventilator	Replace missing diffuser \$300, repaint door frame \$100, no ADA fixtures	1	I
25	Boiler Room	562	not used	C								no access		
25A	Mechanical	392	Equipment	C								no access		
26	Boys Restroom	146	Restroom	A	Recent		Toilet partitions			2x4 recessed fluorescent troffer	Radiator at ceiling	Not ADA compliant - see mechanical information		
27	Corridor	1675	Circulation	B			Lockers			2x4 recessed fluorescent troffer	Cabinet heater 7 Cabinet unit ventilator	Replace Ceiling and lighting, replace missing vinyl base \$100, replace cabinet heater cover \$300, replace cabinet unit ventilator cover \$500, remove old walk-off matt & fill in floor at door and add vestibule carpet \$800	1	I
27A	Vestibule	62	Circulation	B						Surface mounted 1 x 4 fluorescent	Radiator	-		
103A	Media Center	1835	Computers	A	2010 carpet	33	Shelving, desks, tables, chairs	Smart board, computers, WiFi		2x4 recessed fluorescent troffer	Ceiling mounted Cabinet heaters	Repaint \$2,000	1	F
103B	Storage	153	Storage	A	2010 Carpet					2x4 recessed fluorescent troffer		Repaint \$400	1	F
103C	Hub Room	37	I.T.	A	2010 Carpet		Equipment & rack			2x4 recessed fluorescent troffer	Cabinet unit ventilator	Repaint \$200	1	F
104B	Office	460	Office	A	2010 Carpet	4	Desks, chairs, shelving, files	Window wall & access to 104A to South, white boards		2x4 recessed fluorescent troffer	Ceiling mounted Cabinet heater, A/C thru wall unit	Plaster repair at North wall \$400, replace 2 ceiling tiles \$50	1	I



Arts & Communication at Fair Plain

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Building Interior

Room Number	Room Name	Current Square Footage	Type of Space	Visual Condition A - Good B - Fair C - Poor	Last Renovation	Seating Count	Type of Furnishings	Room Amenities	Technology (Full Smart) (Semi Smart)	Lighting	Mechanical	Remarks / Cost (Tier 1) \$1-\$10,000 (Tier 2) \$10,001-\$23,000 (Tier 3) \$23,001+	Tier	Planning: I - Immediate: 1-2 years S - Short term: 2-5 years F - Future: 5-10 years
201A	Storage	102	Storage	B			Shelving			Fluorescent Surface	-	Refinish door and trim \$300, replace light \$400	1	S
51	Boys Restroom	207	Restroom	B/C						2x4 recessed fluorescent troffer	No exhaust fan	window and sill repair \$700, clean walls and repaint \$600, and replace 4 ceiling tiles \$50, see mechanical information for MEP	1	I
52	Mechanical	269	Equipment	C			Mop sink,	Smoke detector		Surface mount fluorescent	No exhaust fan	Remove metal door, install new door and frame \$1,500, light fixture & switch \$700, add FRP panel surround at sink \$500, repaint walls and floor \$700	1	S
202	Classroom	1120	Classroom	B		12-Oct	Tables, chairs	WiFi, Prometheus board	F	Fluorescent Troffer	Unit Ventilator	Replace damaged ceiling tile \$50, paint door frame, \$100, Screens (7) \$700, blinds \$1,500, and repair and refinish cabinets \$2,500-\$3,000.	1	I
203	Classroom	766	Classroom	A		30	Built-ins, tables, chairs, desk	Smart board, white board, WiFi, old TV	F	2x4 recessed fluorescent troffer	Cabinet unit ventilator & (2) thru wall A/C units	Remove old TV and patch wall, plaster repair at South wall \$500, provide screens \$200 & blinds \$800, deep sill at exterior needs caulk and replacement piece \$500, refinish cabinetry \$500	1	I
204	Classroom	776	Classroom	A		30	Built-ins, tables, chairs, desk	Smart board, white board, WiFi, old TV	F	2x4 recessed fluorescent troffer	Cabinet unit ventilator & (2) thru wall A/C units	Remove old TV and patch wall, Minor North wall plaster repair \$500, paint electrical raceway, replace lamps (2), replace drawers at built-in cabinets \$1,000, refinish wood cabinets	1	I
53	Girls Restroom	207	Restroom	B						2x4 recessed fluorescent troffer	Cabinet unit ventilator	Window and sill repair \$700, see mechanical information for MEP systems	1	I
205	Classroom	771	Classroom	A		30	Built-ins, tables, chairs, desk	Smart board, white board, WiFi, old TV	F	2x4 recessed fluorescent troffer	Cabinet unit ventilator	Remove old TV and patch wall, repair plaster at South wall and repaint \$500, replace or remove built-in cabinets \$1,500, hang white board \$300.	1	I

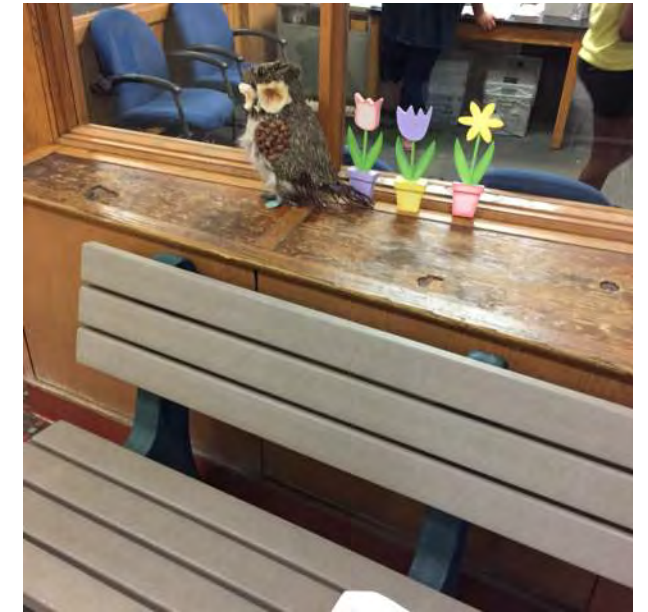
Building Interior

Room Number	Room Name	Current Square Footage	Type of Space	Visual Condition A - Good B - Fair C - Poor	Last Renovation	Seating Count	Type of Furnishings	Room Amenities	Technology (Full Smart) (Semi Smart)	Lighting	Mechanical	Remarks / Cost (Tier 1) \$1-\$10,000 (Tier 2) \$10,001-\$23,000 (Tier 3) \$23,001+	Tier	Planning: I - Immediate: 1-2 years S - Short term: 2-5 years F - Future: 5-10 years
29	Storage	51	Storage									no access		
30	Mechanical	411	Equipment									no access		
206	Classroom	763	Classroom	A		31	Built-ins, tables, chairs, desk	Smart board, white board, WiFi, old TV	F	2x4 recessed fluorescent troffer	Cabinet unit ventilator	Repair and refinish cabinets \$700, replace window glass \$1,000, repair tile sill \$300, screens (4) \$400, blinds \$1,000, repair North wall and paint-	1	I
207	Classroom	778	Classroom	A		32	Built-ins, tables, chairs, desk	Smart board, white board, WiFi, old TV	F	2x4 recessed fluorescent troffer	Cabinet unit ventilator	Repair awnings \$150, provide screens \$400, blinds \$1,000, repair and refinish cabinets \$1,200, new cabinet lockset \$300, repair South wall, and paint all walls	1	I
208	Classroom	767	Classroom	A		33	Built-ins, tables, chairs, desk	Smart board, white board, WiFi, old TV	F	2x4 recessed fluorescent troffer	Cabinet unit ventilator	Repair and refinish cabinets, and new countertop \$1,200, provide screens \$400, blinds \$1,200, repair North wall and repaint \$250	1	I
54	Hall	261	Circulation	A						Fluorescent Troffer	-	Replace damaged ceiling tile \$50	1	I
55	Hall	247	Circulation	A						Fluorescent Troffer	Unit Ventilator	repair North wall & repaint \$300, replace missing ceiling tile \$20, blinds \$250, screen \$99	1	I
56	Upper Stair 23	282	Circulation	A						wall mounted fluorescent	-	Paint doors & frames \$400, replace door closers \$500	1	I



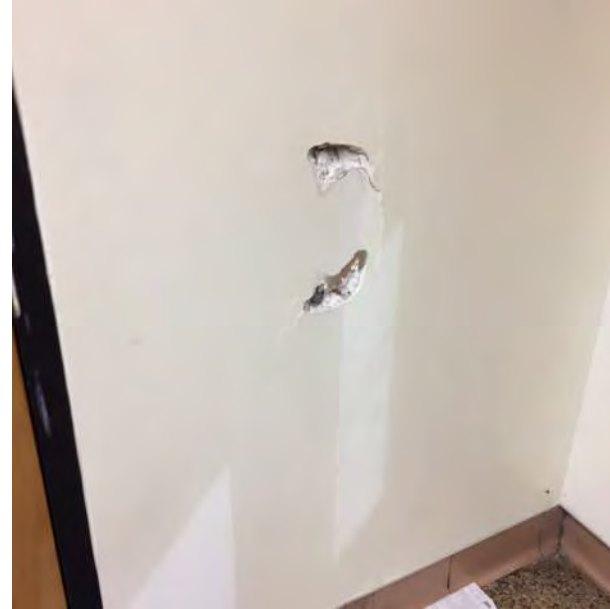
Building Interior

1 Lobby



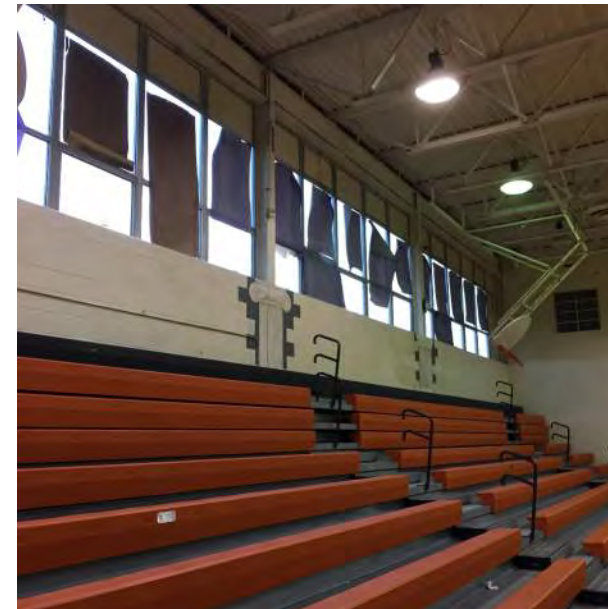
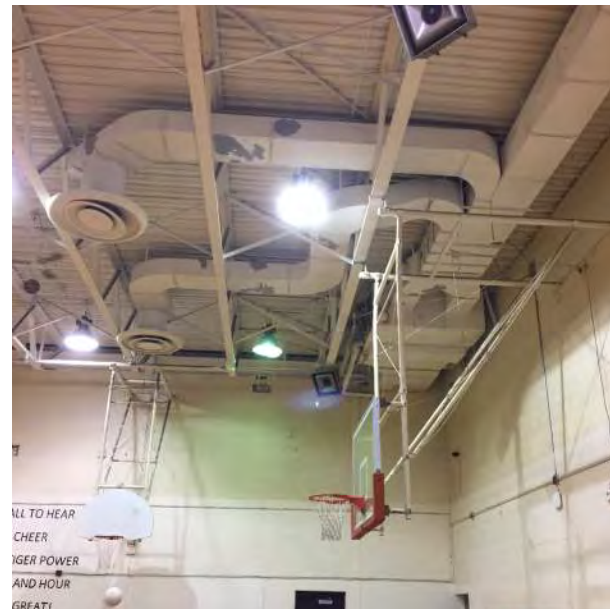
2 Hall





2A Women's

Damage at wall outside gym doors

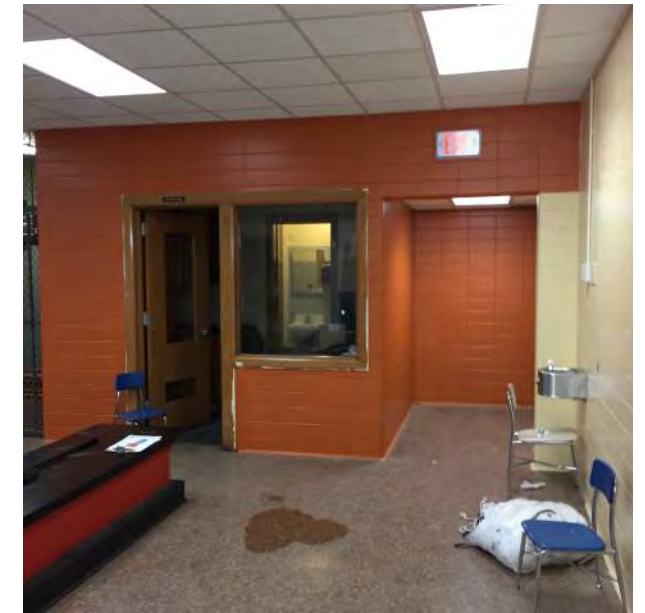
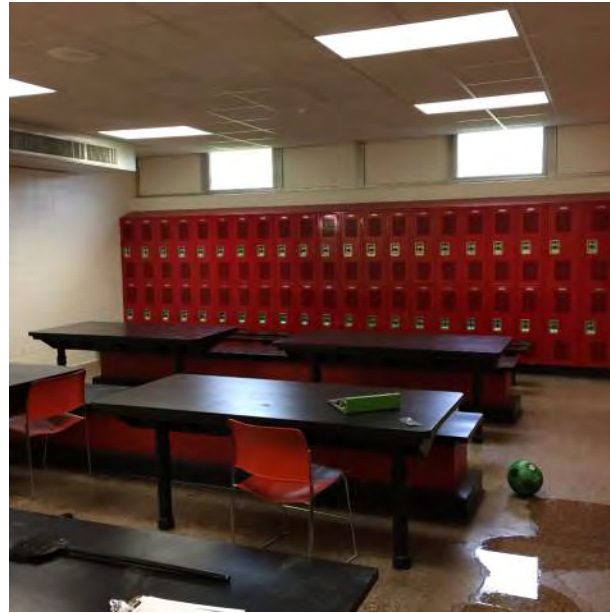


3 Gymnasium

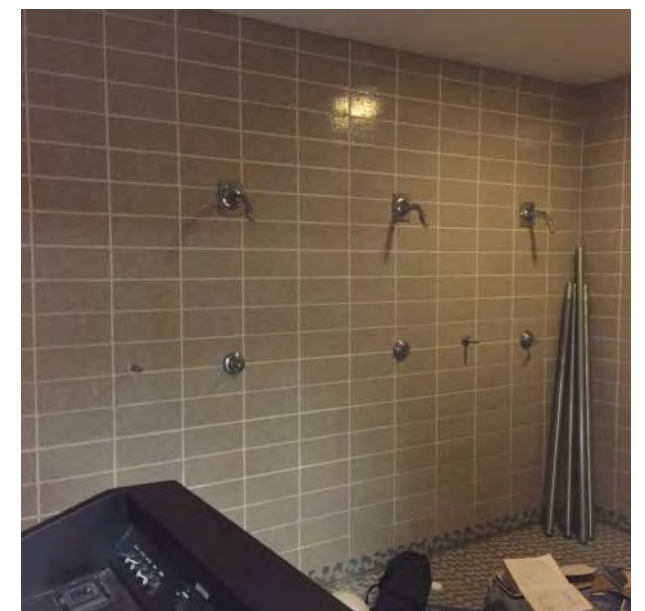
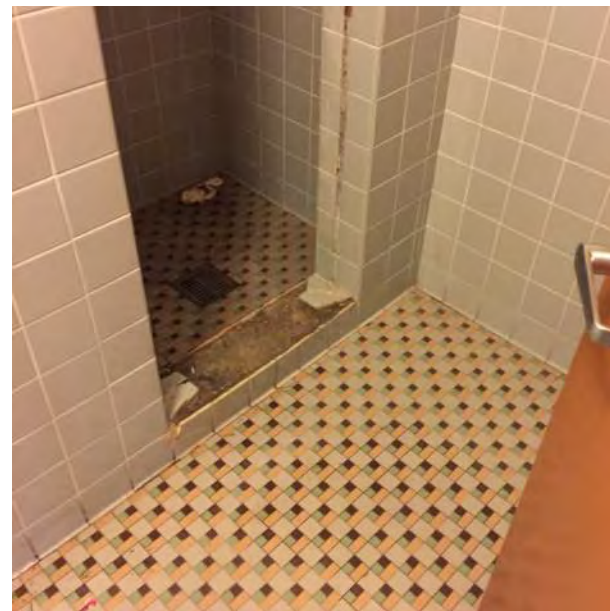
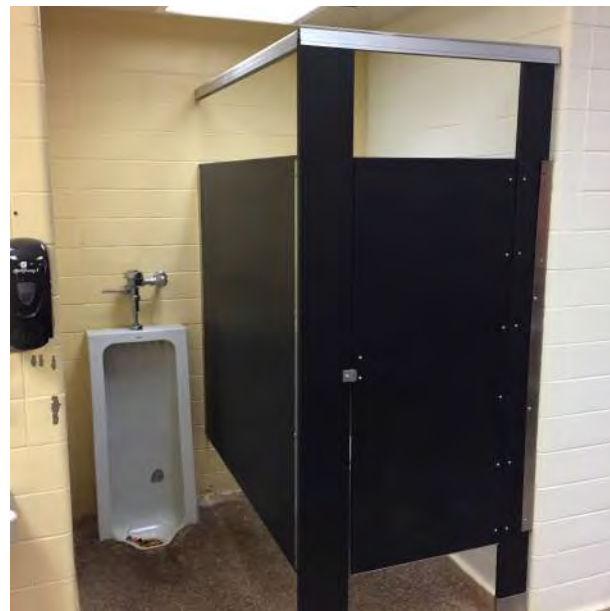


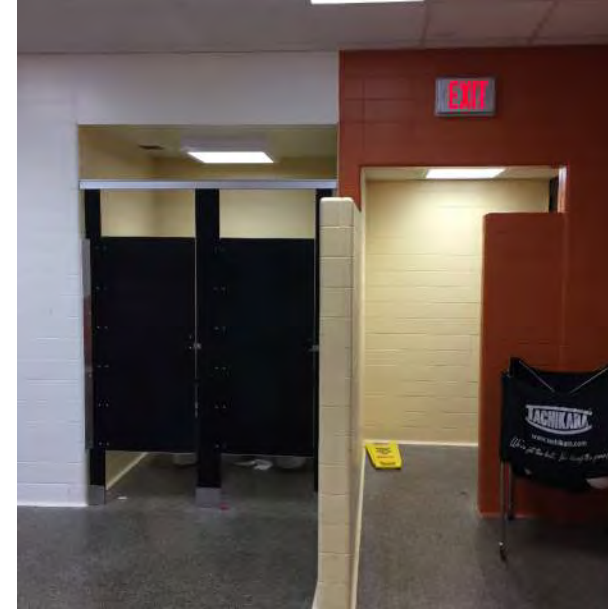
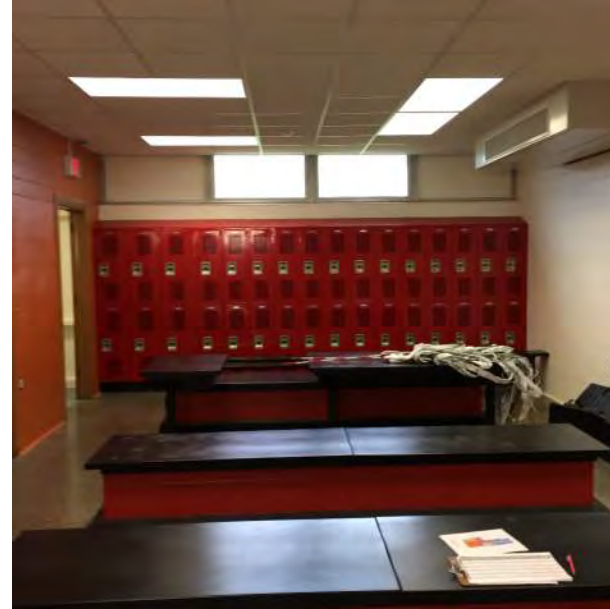
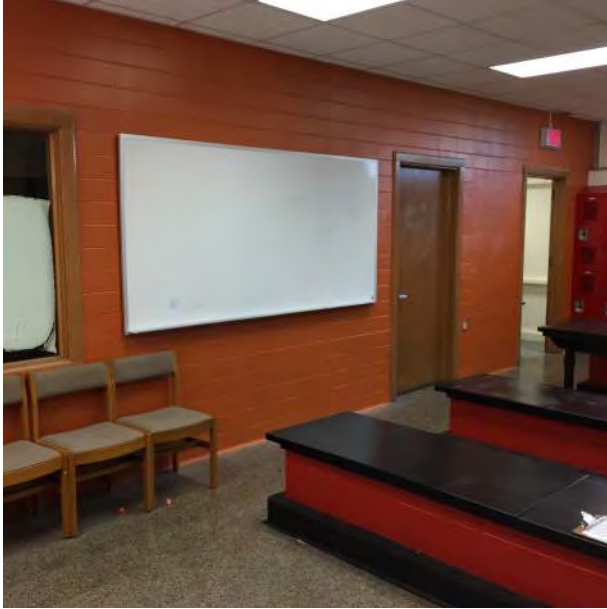
Building Interior

4 Locker Room

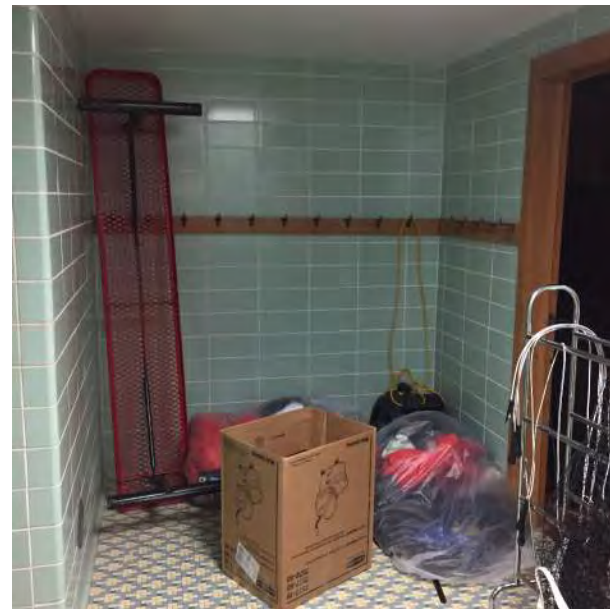
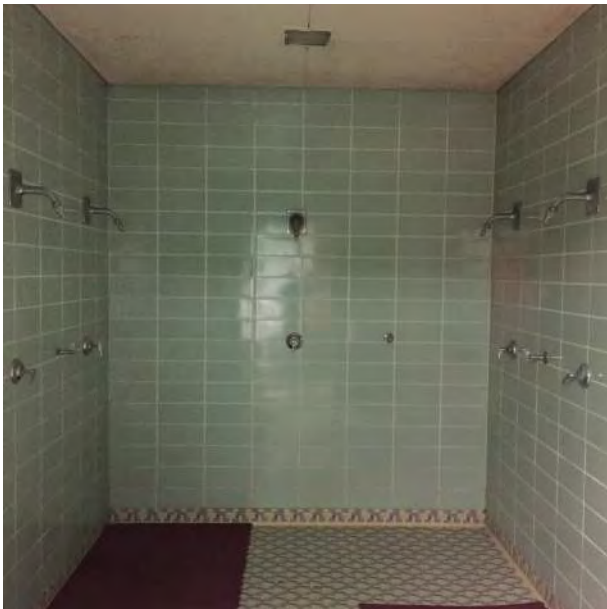


4 Locker Room





5 Locker Room



5 Locker Room



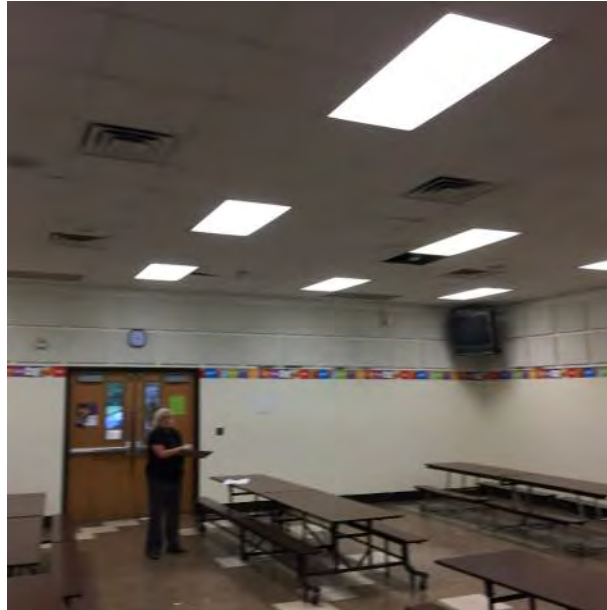
Arts & Communication at Fair Plain

Building Interior

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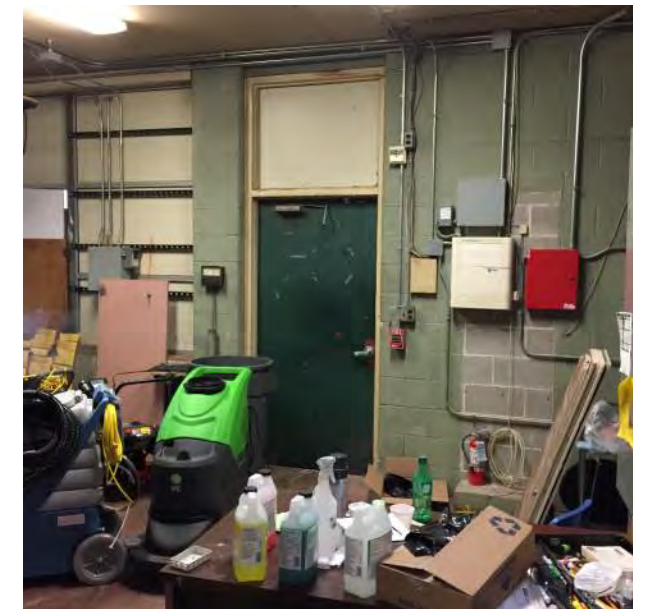
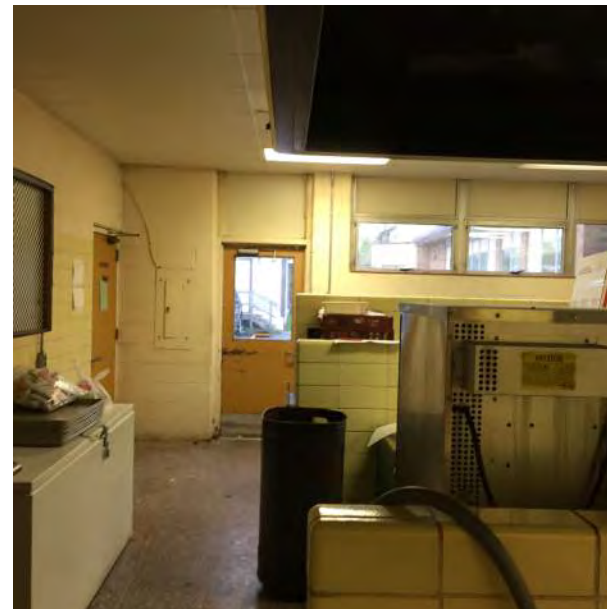
7 cafeteria

8 Kitchen



8 Kitchen

9 Mechanical Room

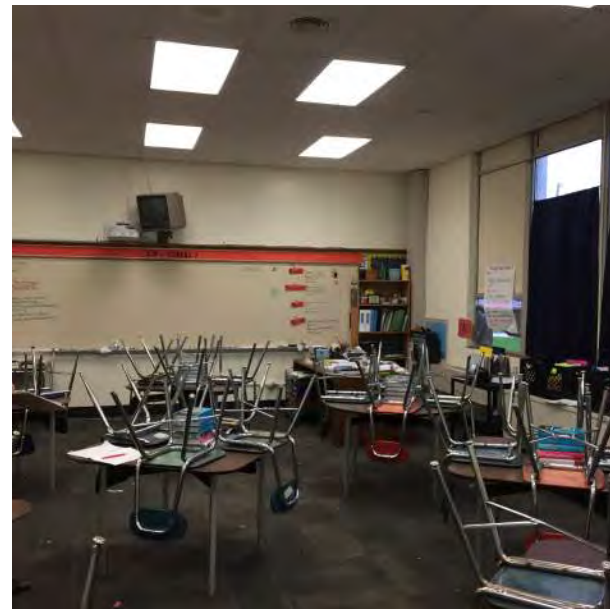




2 Hall - drinking fountain

109 Cafeteria/Study Hall

105A Classroom



105B Classroom

106A Classroom



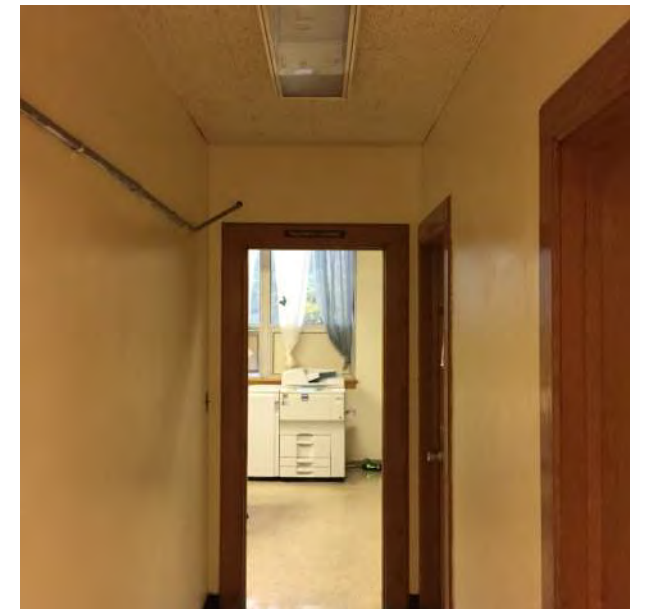
Building Interior

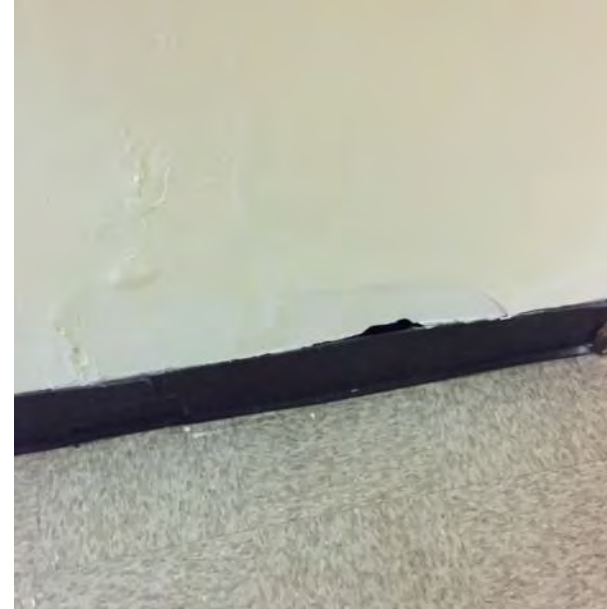
15 Girls Restroom



15 Girls Restroom

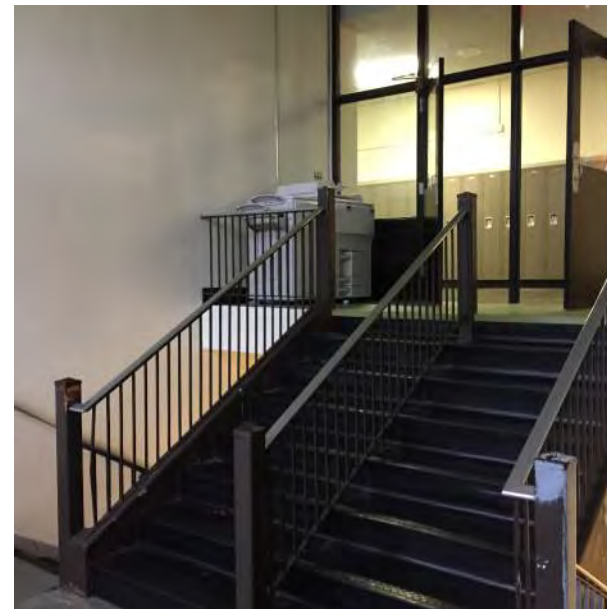
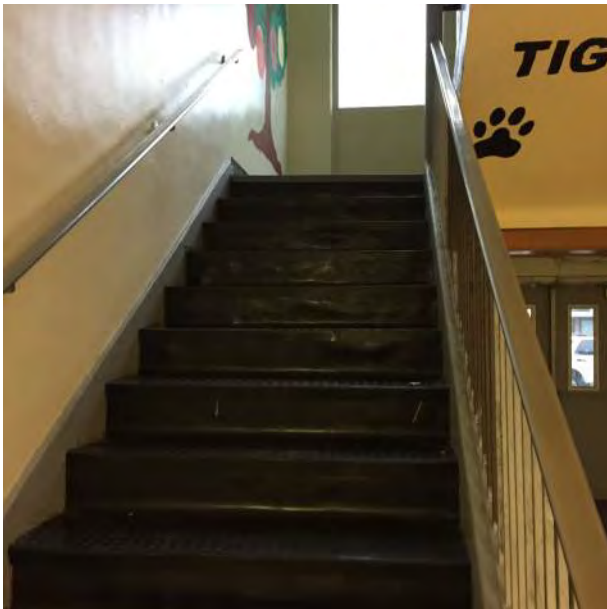
19 Teachers Lounge





20 Staff Restroom

14A Hall



23 Stair & landing



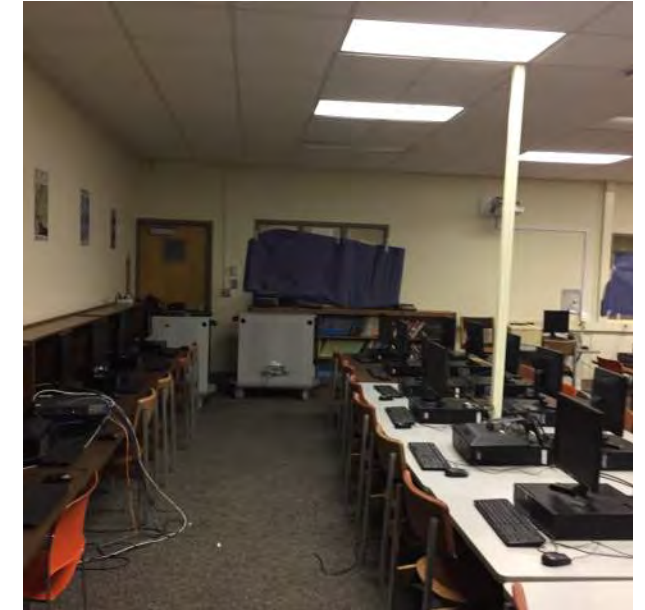
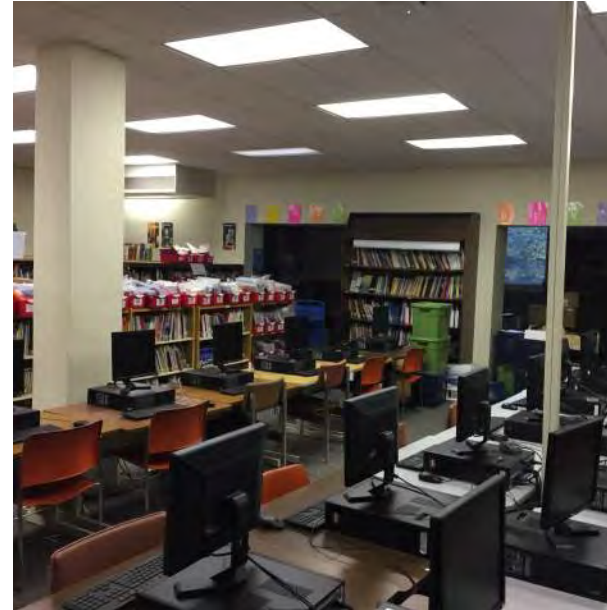
Arts & Communication at Fair Plain

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Building Interior

22A Vestibule

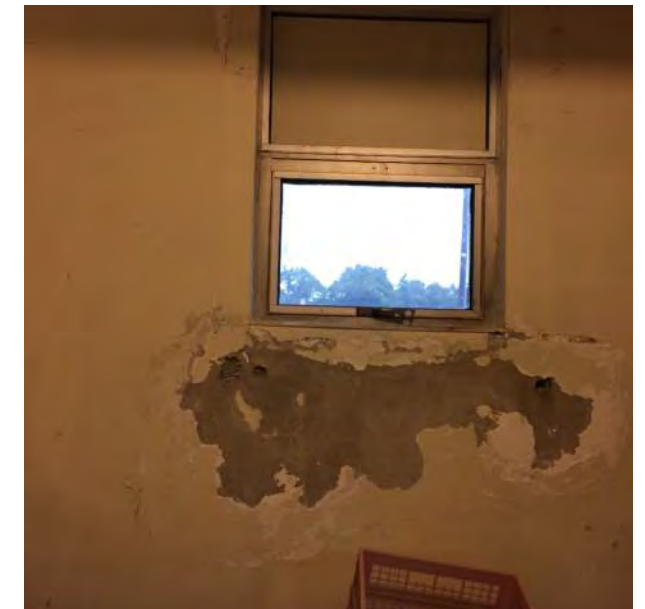
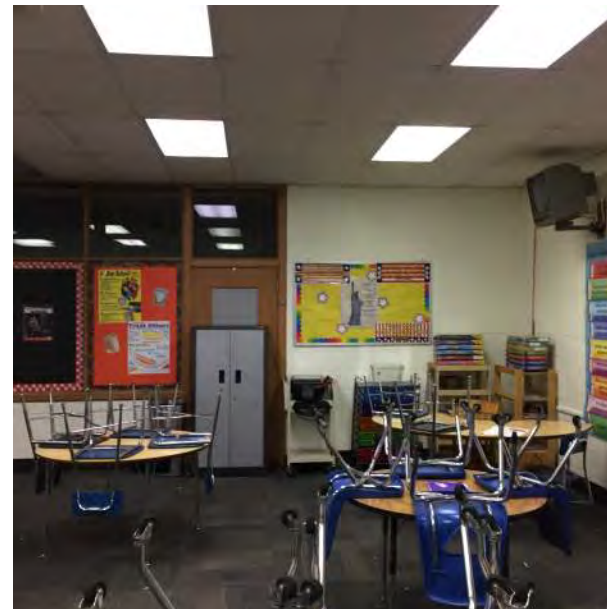
103A Media Center



104B Office

104A Classroom

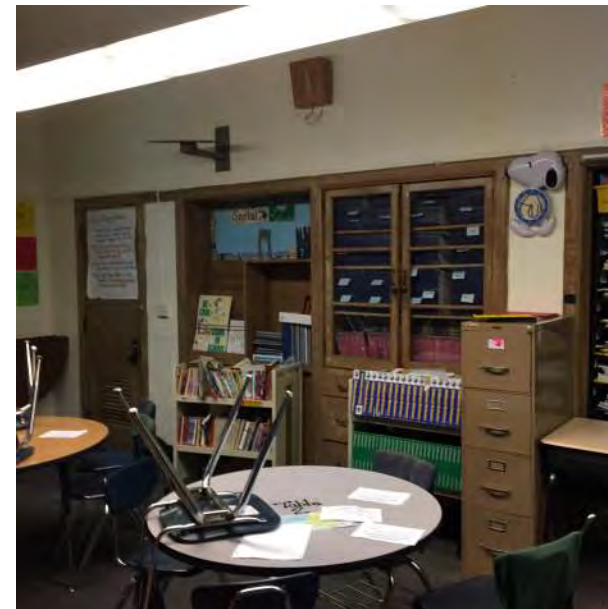
104C Storage





22 Hall

27 Hall



27 Hall

101 Classroom



Arts & Communication at Fair Plain

Building Interior

146

112 Classroom

110 Classroom



106B Classroom

106C Work Room



Arts & Communication at Fair Plain

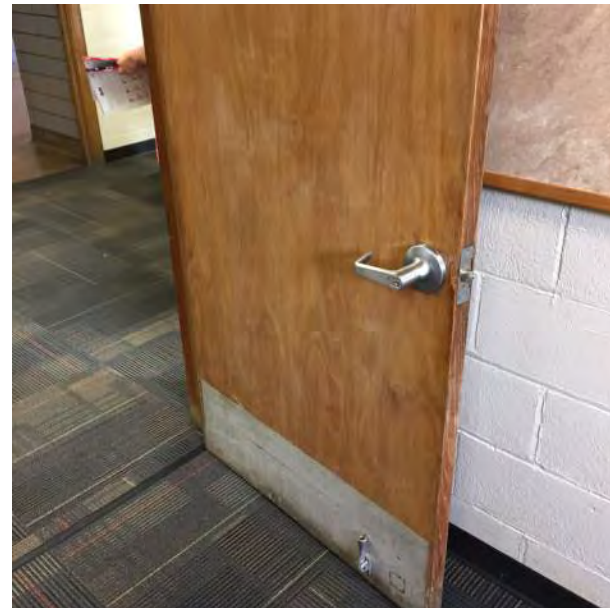
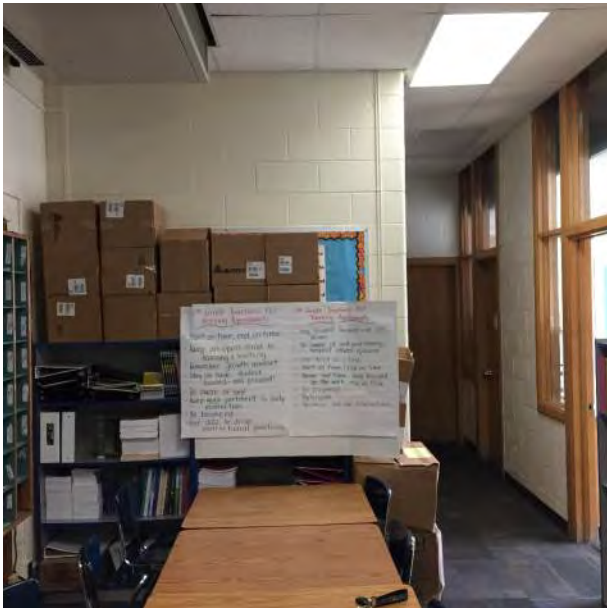
Building Interior



102 Classroom

101 Classroom

31 Reception



31 Reception

39 Office Door

27 Hall - South entry doors



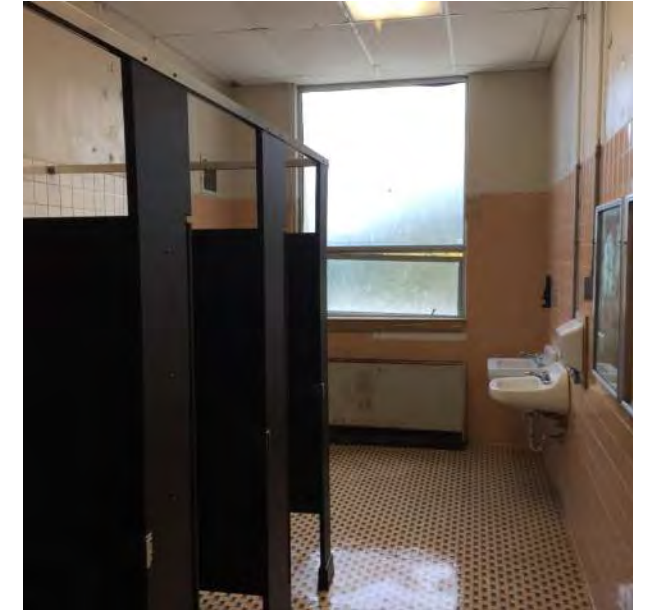
Arts & Communication at Fair Plain

Building Interior

148

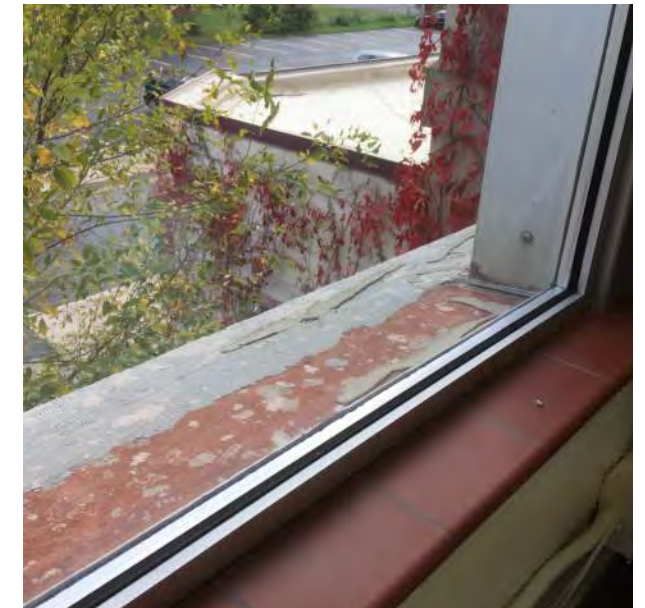
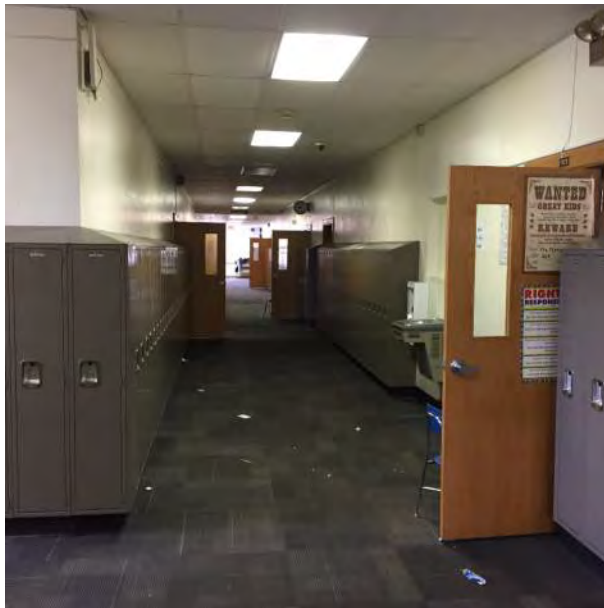
200 Classroom

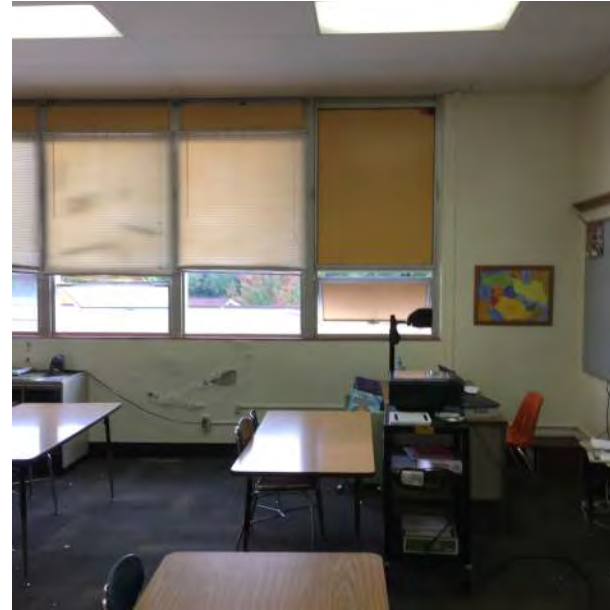
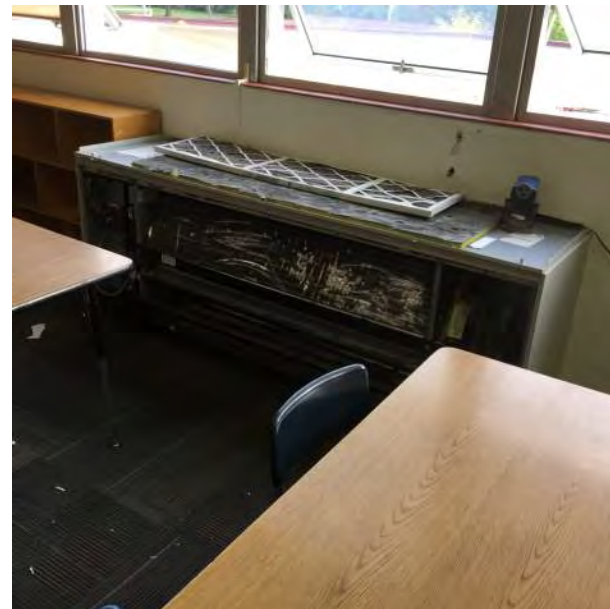
51 Boy's Restroom



50 Hall

203 Classroom



204 Classroom206 Classroom207 Classroom





STEAM ACADEMY AT MLK

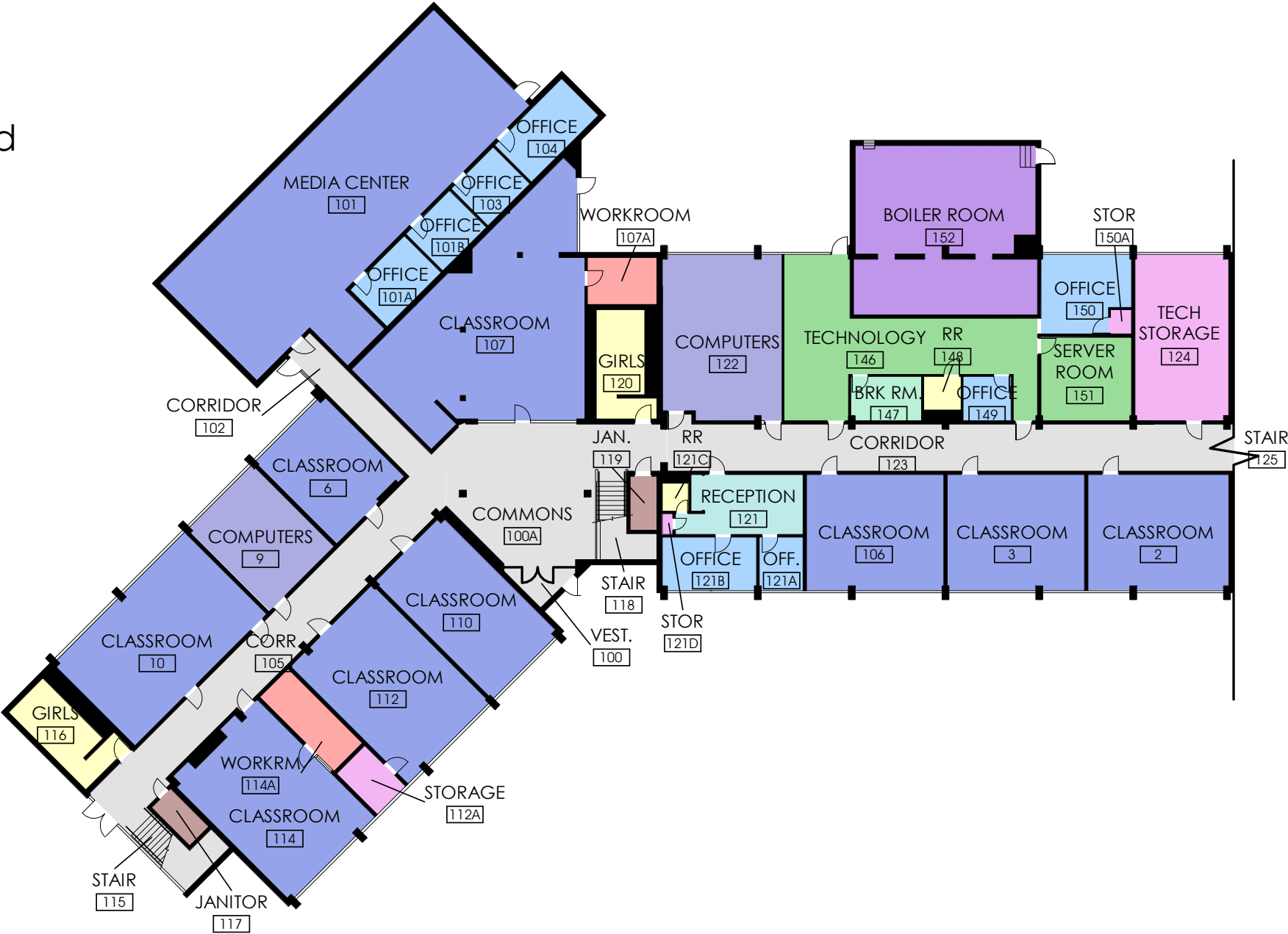




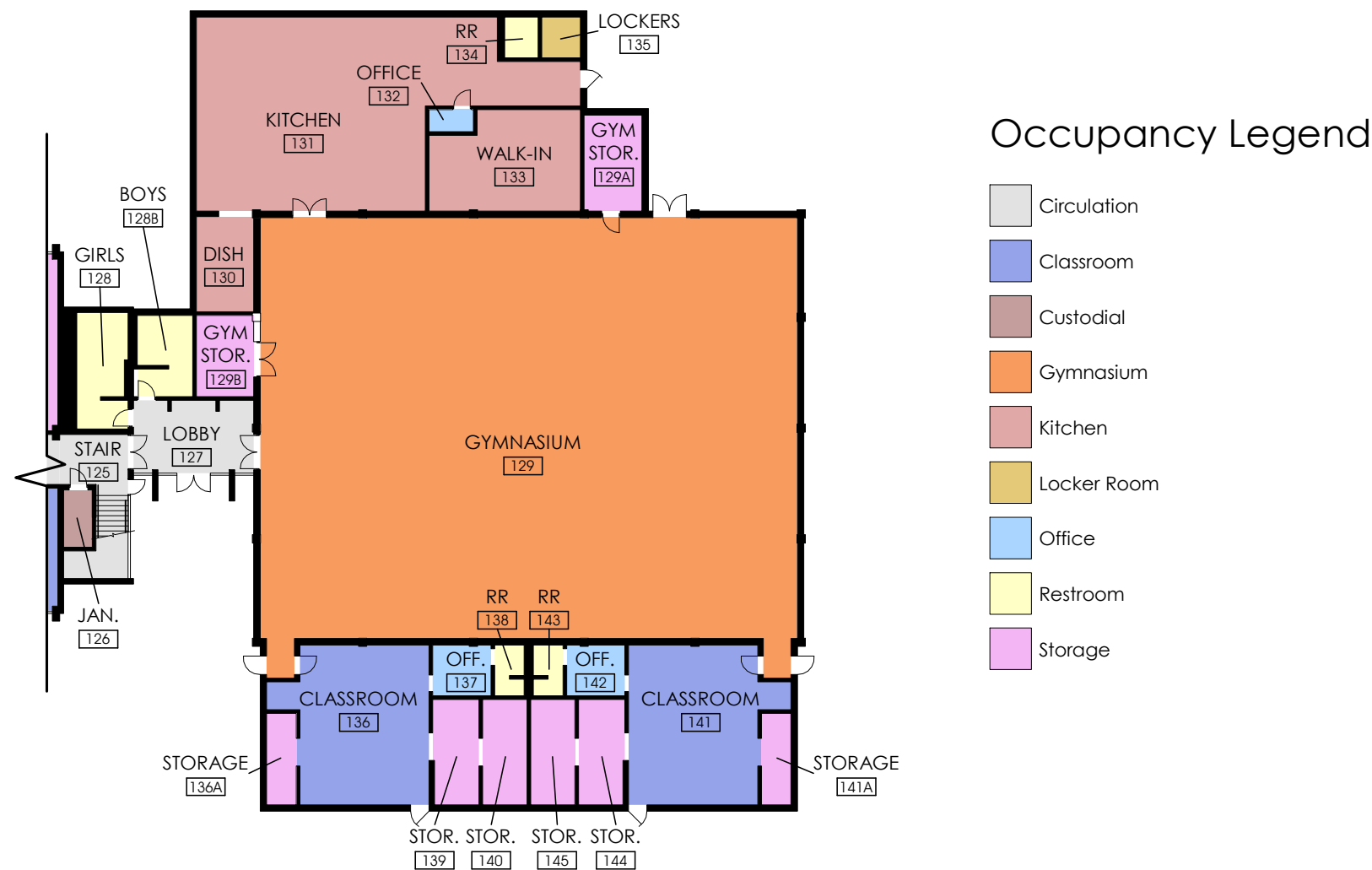


Occupancy Legend

- Circulation
- Classroom
- Computers
- Conf/Break Room
- Custodial
- Equipment Room
- I.T.
- Office
- Reception
- Restroom
- Storage
- Work Room












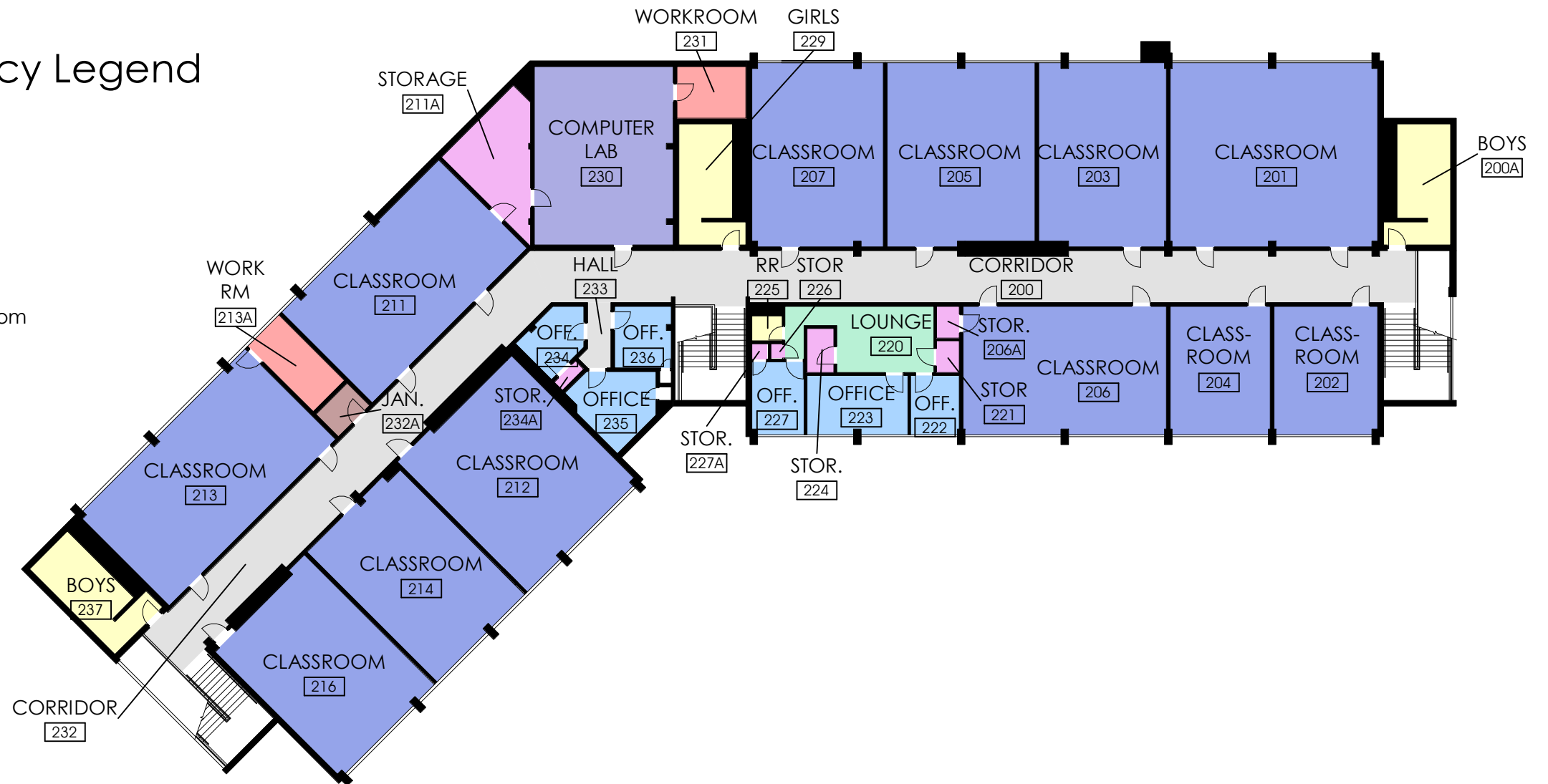
First Floor Plan - East





Occupancy Legend

	Circulation
	Classroom
	Computers
	Conf/Break Room
	Custodial
	Office
	Restroom
	Storage
	Work Room



 Second Floor Plan



Building Exterior

Area of Concern	Item(s)	Visual Condition A - Good B - Fair C - Poor	Description	Remarks / Cost (Tier 1) \$1-\$10,000 (Tier 2) \$10,001-\$23,000 (Tier 3) \$23,001+	Tier	Planning: I - Immediate: 1-2 years S - Short term: 2-5 years F - Future: 5-10 years
All	Concrete Frame	B	Dirty- Clean and Seal Concrete, no drip line- staining, Spalling at South patch	\$10,000-\$12,000	2	S
All	EIFS	A	5-10 years recoat	\$20,000	2	F
All	Caulk at concrete frame joint	B	Re-caulk at each joint	\$3,000	1	I
North Entry	Brick	B	Diagonal crack and deterioration from water infiltration, brick spalling	\$3,000	1	I
Whole Building	Stone Caps	B	Clean and caulk joints and seal stone	\$4,000-\$5,000	1	S
North Gymnasium Entry	Brick	B	Diagonal crack and deterioration from water infiltration, brick spalling	\$3,000	1	I
North Gymnasium Entry	EIFS	B	Missing portion- repair	\$1,500	1	I
North Gymnasium Entry	Lintel and Soffit	B	Prep and Paint	\$700	1	I
North Gymnasium Entry	Concrete Walks	B	Left side and right side sinking, replace concrete to pitch away from building	\$3,000	1	I
North Gymnasium Entry	Entry Side lights	B	Replace lower frames- salt corrosion	\$1,000	1	I
North Gymnasium Entry	Back Door Locker Rooms	C	Replace rusted with aluminum frame and door	\$2,000	1	I
Gymnasium Wings	Concrete frame / Brick Joint Sealant	A	Replace in 10 years	\$6,000	1	F
Locker Room	Exit Doors at North and West	C	Paint doors and frames x3	\$1,200	1	S

Building Exterior

Area of Concern	Item(s)	Visual Condition A - Good B - Fair C - Poor	Description	Remarks / Cost (Tier 1) \$1-\$10,000 (Tier 2) \$10,001-\$23,000 (Tier 3) \$23,001+	Tier	Planning: I - Immediate: 1-2 years S - Short term: 2-5 years F - Future: 5-10 years
Northwest Corner Locker Rooms	Brick	C	Saw cut 1" control joint 16" away from corners. Structural cracking evident because control joints are too far apart	\$3,000	1	I
Southwest Gymnasium Corridor	Lighting	C	Need security lights	See MEP Systems	1	S
Southwest Gymnasium Corridor	Loading dock	C	Repair concrete	\$4,000-\$5,000	1	I
South Kitchen	Remove Trees	B	Remove Trees/shrubs growing between asphalt and brick	\$1,000	1	I
South Elevation	Technology room windows	C	Remove plywood and install laminate vandal resistant glass	\$3,000	1	I
Entry Door	Canopy falling apart	C	Replace soffit and fascia with panel fiber cement. Paint	\$2,500	1	I
Greenhouse	Tear down or Replace	C	Panels	\$5,000	1	I
Southeast Entry	Storefront	C	Replace with Aluminum	\$5,000	1	S
East Corner	Brick	B	Repair and replace broken corner brick and foundation where it has been damaged	\$1,000	1	S
East Entry	Panels and Glazing	B	Replace panels and glazing with thermal panels and insulated glass	\$12,000-\$15,000	2	S

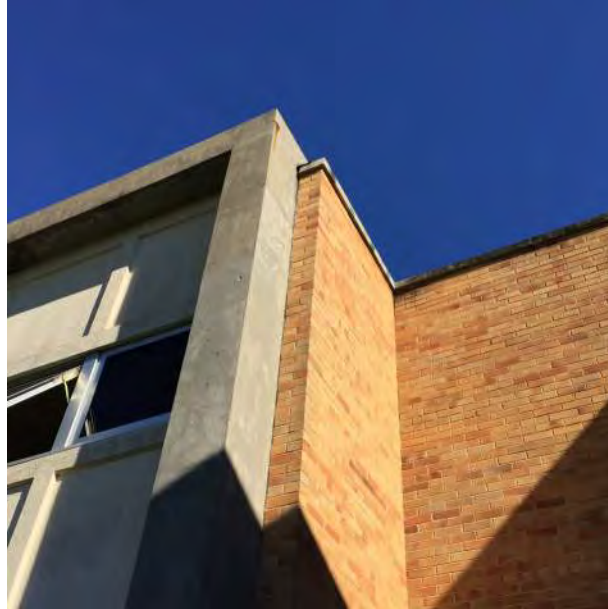


Steam Academy at MLK

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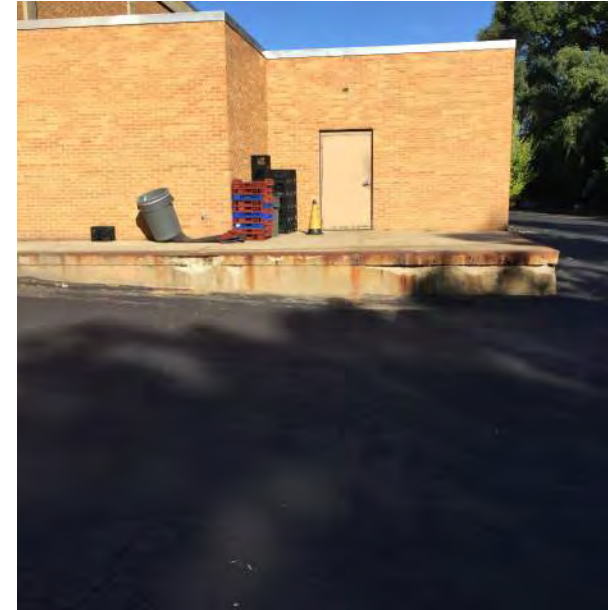
Building Exterior

- Concrete frame needs to be cleaned and sealed and caulk at joints replaced.
- EIFS finish to be re-coated in 5-10 years



- Stone caps need to be cleaned and sealed with joints re-caulked.
- Sidewalk at Gymnasium Entry slopes toward corners; replace with new concrete sloping away from building.





- Typical condition of doors at gymnasium wing; prep and repaint.
- Remove vegetation
- Replace or repair damaged concrete at loading dock



- Repair and replace soffit and fascia.
- Repair damage at WSW corner
- Replace panels and glazing with thermal panels and insulated glass units



MEP Systems

Equipment	Location	Service Area	Visual Condition A - Good B - Fair C - Poor	Date Installed	Median Service Life	Age	Service Life Remaining	Comments	Recommendations	Costs	Planning: I - Immediate: 1-2 years S - Short term: 2-5 years F - Future: 5-10 years
(3) Lochinvar gas fired, copper-fin, hot water boilers (1,440mbh input)	Boiler Room	The entire facility	B	2000	15-20	16	0	The boiler and hot water pumps are beyond life cycle and should be replaced.	Replace the old boiler, pumps and trim with a high efficiency condensing boiler, new pumps, HW piping, boiler expansion tank, makeup water valve.	\$225,000	S
Trane Classroom Unit Ventilators (CUVs)	Classrooms	Classrooms	B	1999	20	17	3	Horizontal CUVs have reached their life cycle.	Replace (19) horizontal HW CUVs with vertical hot water CUVs containing economizers for free cooling during fall/spring weather.	\$324,000	S
Exhaust Fans	Rooftop and Sidewall	Restrooms	C	1999	20	17	3	Exhaust fans have reached their life cycle.	Replace (8) rooftop exhaust fans.	\$16,000	S
Heat / Vent Unit (HV)	(2) Gymnasium	Gymnasium	C	1999	20	17	3	HV Units for Gym have reached life cycle.	Replace HV Units with new hot water HV Units containing economizers for free cooling during fall/spring weather.	\$30,000	S
Trane Energy Management System	Boiler Room	The entire facility	C	1999	15	17	0	Trane control system is obsolete and the software version is no longer supported by Trane.	Install new BAS system to control building systems and provide remote access for monitoring, energy management and efficient troubleshooting.	\$150,000	I
Kitchen Hood EF/MAU	Roof	Kitchen Equipment	C	1999	15	17	0	Exhaust fan and Makeup Air Unit for the kitchen hood have reached life cycle.	Install new EF and MAU for kitchen hood.	\$16,000	I
Rooftop Packaged HVAC Unit	Roof above boiler room	Classrooms, Technology Area	B	1999	15	15	0	Rooftop units have reached life cycle.	Replace (3) 5 ton RTUs with new units.	\$30,000	I
									Total HVAC Upgrades	\$791,000	
Air Conditioning	No Central Air installed	Entire Facility		N/A	N/A	N/A	N/A	The cost and approach to this option has been estimated as a one-time all inclusive heating and air conditioning project. To split off the central air conditioning portion of the project to be installed at a later date would multiply the costs significantly.	150-ton packaged air-cooled chiller be set outside, 6" chilled water piping be installed from the chiller into the building as we;; as additional distribution piping to the classrooms throughout the facility, cooling coils be added to the classroom unit ventilators and the multipurpose room air handling unit and appropriate electrical power and temperature controls work be performed.	\$425,000-450,000 Electrical requirements for system are an additional \$50,001	S
									Total Central A/C Cost	\$475,000-500,001	
Plumbing Fixtures	Restrooms	Restrooms	B	1999	100	17	0	The fixtures appear to be intact, but should install touchless faucets and flush valves.	Replace (61) faucets and flush valves with 'touchless' actuators on water closets, lavatories, and urinals..	\$20,000	S
Plumbing Piping	Plumbing Chases, Boiler Room & Pipe Tunnels	Restroom Fixtures	B	1999	50	17	33	The piping no significant leaks or problems.	Do not replace plumbing piping.	\$0	-
Gas Water Heaters (Bradford White)	Boiler Room	The entire facility	B	2010	10	6	4	Water heaters have not yet exceeded life cycle.	Do not replace water heaters.	\$0	-
									Total Plumbing Upgrades	\$20,000	

Equipment	Location	Service Area	Visual Condition A - Good B - Fair C - Poor	Date Installed	Median Service Life	Age	Service Life Remaining	Comments	Recommendations	Costs	Planning: I - Immediate: 1-2 years S - Short term: 2-5 years F - Future: 5-10 years
Main distribution panel	Boiler room	The entire facility	C	Original	20			The power distribution system is made up of the original distribution system with panels, feeders, and branch circuits added for the emergency power system, receptacles in classrooms, and some cooling loads. The original portion is past its service life and is not suitable for the power needs of today's schools	Replace entire original power distribution system, and reconnect updated portions into new power distribution system	\$392,000	I
Power panels	Throughout the building	The entire facility	C	Original	20			The entire original power distribution system is beyond its service life, and is not suitable for the power needs of today's schools.	Replace entire original power distribution system and reconnect updated portions into new power distribution system	Included above	I
Power distribution - feeders	Throughout the building	The entire facility	B	Original	30			The entire original power distribution system is beyond its service life, and is not suitable for the power needs of today's schools.	Replace entire original power distribution system and reconnect updated portions into new power distribution system	Included above	I
Power distribution - branch circuits	Throughout the building	The entire facility	B	Original	20			The entire original power distribution system is beyond its service life, and is not suitable for the power needs of today's schools.	Replace entire original power distribution system and reconnect updated portions into new power distribution system	Included above	I
Control equipment (contactors, time switches, etc.)	On the stage at the main panel	Exterior lighting	C	Original	20			The entire original power distribution system is beyond its service life, and is not suitable for the power needs of today's schools.	Replace entire original power distribution system and reconnect updated portions into new power distribution system	Included above	I
Branch circuit devices (switches, receptacles, etc.)	Throughout the building	The entire facility	C	Original	20			The entire original power distribution system is beyond its service life, and is not suitable for the power needs of today's schools.	Replace entire original power distribution system and reconnect updated portions into new power distribution system	Included above	I
Emergency power system	Boiler room	IT space	A	2007	20	9	11	The emergency power system with generator, transfer switch, main circuit breaker, and power panel, serves only the IT equipment in the IT space.	Maintain the emergency power system and reconnect into new power distribution system	\$10,000	I
Light fixtures - interior	Throughout the building	The entire facility	B-C	Unknown	20			Light fixtures use less efficient fluorescent lamps, and some have broken or missing lenses, especially on the second floor; the gym has high-bay type HID light fixtures	Replace all interior light fixtures with new LED type.	\$195,000	S
Lighting control controls	Throughout the building	Rooms in which they are located	B	Original	20			Lighting controls are switches.	Provided occupancy sensor control of new lighting per Coeds	\$44,000	S
Exit lights	Throughout the building	The entire facility	B	Unknown	25			Exit lights are looking old,	Replace exit lights with new LED type.	Included with interior lighting	S
Emergency lights	Throughout the building	The entire facility	A	Unknown	25			Emergency lighting is provided by wall pack type fixtures that look fairly new, but not all areas that required emergency lighting are covered	Maintain existing emergency lighting fixture and add them into spaces where they are required but not currently in place	Included with interior lighting	S
Light fixtures - exterior	Building entrances	Exterior of building entrances	B	Unknown	15			Exterior light fixtures are a mixture of wall pack fixtures at entrances and the parking lot and likely use HID lamps. These are looking okay but use inefficient lamps. Also, coverage is inadequate for good security	Replace all exterior light fixtures with new LED type and add fixtures for better security lighting	\$18,000	I
									Total Electrical Upgrades	\$659,000	
Fire alarm system	Throughout the building	The entire facility	A	Unknown	20			The fire alarm control panel is an FCI unit that looks fairly new.	Keep fire alarm system in place	0	-
Fire alarm devices	Throughout the building	The entire facility	B	Unknown	20			Devices are looking old.	Keep fire alarm system in place	0	-
									Total Fire Alarm Upgrades	\$0	



Steam Academy at MLK

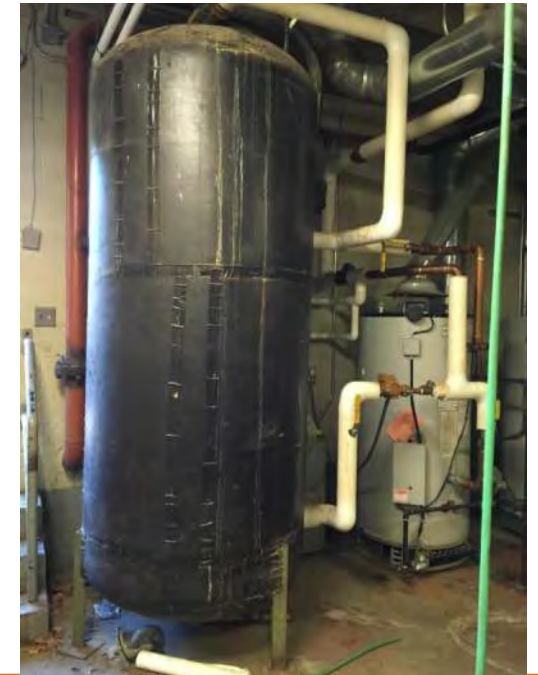
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MEP Systems

- 2000 Hot water boilers - boiler room
- Hot water pumps - boiler room
- Boiler vent stack - through roof



- 1989 Abandoned Johnson Controls Panel
- 2010 Gas water heater
- Hot water storage tank - good condition





- Second floor computer lab - no A/C
- Abandoned controls air compressor
- 1999 Trane controls panel



- Emergency power transfer switch
- Fire alarm panels
- Second floor computer lab - Hot water unit ventilator



Steam Academy at MLK

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MEP Systems

- Electrical main distribution panel
- Electrical service entrance - main breaker

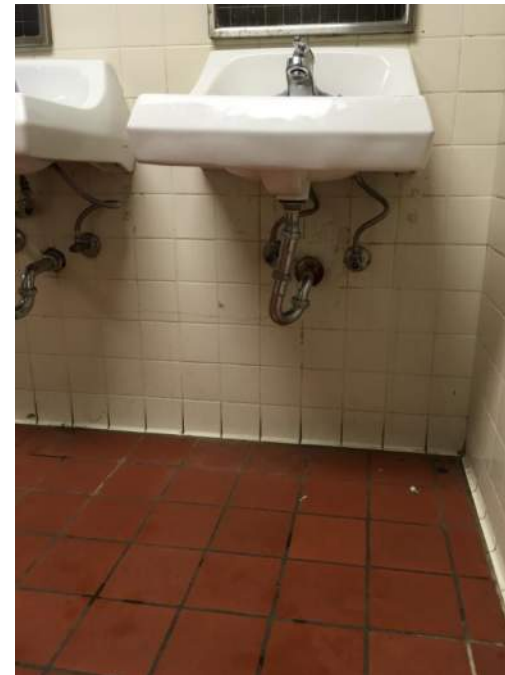


- Electrical distribution panels





- Girls restroom ADA water closet
- Girls restroom lavatories
- Girls restroom lavatories - exhaust fan grille missing



- Boys restroom ADA water closet - manual flush
- Boys restroom urinals - manual flush
- Boys restroom lavatory & piping



Steam Academy at MLK

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Building Interior

Room Number	Room Name	Current Square Footage	Type of Space	Visual Condition A - Good B - Fair C - Poor	Last Renovation	Seating Count	Type of Furnishings	Room Amenities	Technology (Full Smart) (Semi Smart)	Lighting	Mechanical	Remarks / Cost (Tier 1) \$1-\$10,000 (Tier 2) \$10,001-\$23,000 (Tier 3) \$23,001+	Tier	Planning: I - Immediate: 1-2 years S - Short term: 2-5 years F - Future: 5-10 years
3	Classroom	587	Classroom	A	2010 Carpet	18	Desks, tables, chairs, shelves	White board, Smart board, WiFi, Television, Monitor	F	Recessed Troffer Fluorescent - Lensed	Unit Ventilator	Paint door frames \$100, chase at mechanical, touch up paint \$100	1	I
6	Classroom	404	Classroom	A	2010 Carpet	14	Shelves, desks, chairs, files	Smart board, monitor, television, WiFi	F	Recessed Troffer Fluorescent - Lensed	Cabinet Heater	Need screens \$500 and blinds \$600. Touch up paint \$100.	1	I
9	Classroom	392	Classroom	A	2010 Carpet	6	Tables, chairs, desks, cabinets. Shelves	Smart board, monitor, television, white board	F	Recessed Troffer Fluorescent - Lensed	Unit Ventilator	Touch up paint \$200, screens \$600, replace stained ceiling tile \$150	1	I
10	Classroom	792	Classroom	A		28	Tables, chairs, desks, cabinets. Shelves	Smart board, monitor, television, white board	F	Recessed Troffer Fluorescent - Lensed	Unit Ventilator	Replace door \$600, touch up paint \$100, screens \$500	1	I
100	Vestibule	60	Circulation	A	2004 Remodel					Recessed Can Fluorescent	Cabinet Heater	Clean wall, patch and repaint ceiling, add trim at corner \$300	1	I
100A	Commons	835	Circulation	A	2004 Remodel	8-10	tables, desks, chairs, files	Security Camera	F	Recessed 2x4, Round Recessed Fluorescent	Forced Air			
101	Media Center	2048	Unused classroom	A			systems, dividers, desk	Monitor, WiFi, Security Camera	F	2x4 fluorescent troffer Indirect/Direct Lens	Forced Air	Replace stained ceiling tile \$100 and carpet \$200	1	I
101A	Storage/ Office	147	Office	A		1	desk, shelves, cubbies			2x4 fluorescent troffer Indirect/Direct Lens	Forced Air	Touch up paint \$100, replace carpet \$600	1	I
101B	Storage/ Office	118	Office	A		1	tall cabinets, shelving	Fire Extinguisher		2x4 fluorescent troffer Indirect/Direct Lens	Forced Air	Touch up paint \$100, replace carpet \$400	1	I
102/2	Classroom	597	Classroom	A		12	Desks, tables, chairs, shelves	White board, Smart board, WiFi, Television, Monitor	F	Recessed Troffer Fluorescent - Lensed	Unit Ventilator	Replace door hinges and rehang \$200. Door frame chips at door, add kick plate \$200, screens \$500	1	I

Room Number	Room Name	Current Square Footage	Type of Space	Visual Condition A - Good B - Fair C - Poor	Last Renovation	Seating Count	Type of Furnishings	Room Amenities	Technology (Full Smart) (Semi Smart)	Lighting	Mechanical	Remarks / Cost (Tier 1) \$1-\$10,000 (Tier 2) \$10,001-\$23,000 (Tier 3) \$23,001+	Tier	Planning: I - Immediate: 1-2 years S - Short term: 2-5 years F - Future: 5-10 years
102	Hall	198	Circulation	A	2004 Remodel		lockers			2x4 fluorescent troffer Indirect/Direct Lens	None	Threshold missing \$200, paint door \$200, add vestibule carpet at door \$600	1	I
103	Storage	114	Storage	A		3	shelves, tables, chairs		F	2x4 fluorescent troffer Indirect/Direct Lens	Forced Air	Touch up paint \$100, replace carpet \$400	1	I
104	Office	182	Office	A		6	desk, cabinets, table, chairs		F	2x4 fluorescent troffer Indirect/Direct Lens	Forced Air	Touch up paint \$100, replace carpet \$600	1	I
105	Hall	691	Circulation	A	2004 Remodel		Lockers	Drinking fountain, fire extinguisher		2x4 fluorescent troffer Indirect/Direct Lens	None	Repaint door frames \$900, replace transition strips \$400	1	I
106/4	Classroom	587	Classroom	A		24	Desks, tables, chairs, shelves	White board, Smart board, WiFi, Television, Monitor	F	Recessed 2x4 Troffer Fluorescent - Lensed	Unit Ventilator	Add kick plate at door \$200. Screens \$500	1	I
107	Classroom	1363	Classroom	A	2004, 2010 carpet	36	tables, chairs, cabinets, desk	Television, smart board, white board, WiFi, Exit door	F	Recessed 2x4 Troffer Fluorescent with lenses	Unit Ventilator	Replace stained ceiling tiles \$100, and touch up paint \$200	1	I
107A	Storage	120	Storage	A			cabinets both walls				Gas Unit Heater			
110	Classroom	573	Classroom	A	2010 Carpet	24	Tables, chairs, desks, cabinets. Shelves	Smart board, monitor, television, WiFi, white board	F	Recessed 2x4 Troffer Fluorescent - Lensed	Unit Ventilator	Screens \$500, Tall cabinet doors \$400- replace new vinyl base at cabinets \$100	1	I
112	Classroom	704	Classroom	A	2010 Carpet	24	Tables, chairs, desks, cabinets. Shelves	Smart board, monitor, television, WiFi, white board	F	Recessed 2x4 Troffer Fluorescent - Lensed	Unit Ventilator	Touch up paint \$100, screens \$500, stained ceiling tile at Exit wall \$100	1	I
112A	Storage	85	Storage	A	2010 carpet		Shelves			Recessed 2x4 Troffer Fluorescent - Lensed	Fin Tube Radiator	Replace vinyl base \$200, ceiling tile missing \$100	1	I



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Building Interior

Room Number	Room Name	Current Square Footage	Type of Space	Visual Condition A - Good B - Fair C - Poor	Last Renovation	Seating Count	Type of Furnishings	Room Amenities	Technology (Full Smart) (Semi Smart)	Lighting	Mechanical	Remarks / Cost (Tier 1) \$1-\$10,000 (Tier 2) \$10,001-\$23,000 (Tier 3) \$23,001+	Tier	Planning: I - Immediate: 1-2 years S - Short term: 2-5 years F - Future: 5-10 years
114	Classroom	723	Classroom	A	2010 Carpet	18	Tables, chairs, desks, cabinets. Shelves	Smart board, monitor, television, white board	F	Recessed 2x4 Troffer Fluorescent - Lensed	Unit Ventilator	Screens \$500, 3 stained ceiling tiles \$500	1	I
114A	Storage	155	Storage	B			Desk, cabinets			Recessed 2x4 Troffer Fluorescent - Lensed	None	door doesn't close well, adjust hinges \$100, add kick plates \$200	1	I
115	Stair Corridor	250	Circulation	A				Security Camera		Recessed 2x4 Troffer Fluorescent - Lensed	Cabinet Heater	Fix Exit sign \$200, repaint rest of stair wall \$200, paint doors \$300, ceiling tile replace \$100	1	I
115A	Stairs	250	Circulation	B							Cabinet Heater	Miscellaneous painting \$300, vinyl base \$200, refinish wood caps \$700	1	I
116	Girls Restroom	204	Restroom	C			Toilet Partitions			Recessed 2x4 Troffer Fluorescent - Lensed	Radiator	New radiator \$1,000, covers, strip and refinish fixture walls \$500, patch walls, replace missing exhaust grilles \$800	1	I
117	Custodial	53	Custodial	C			Utility Sink			Porcelain Socket - Fluorescent	None	New light \$300, need exhaust fan \$1,500, paint \$200	1	I
118	Stair	250	Circulation	B						Wall fluorescent	None	Flooring repairs at stairs \$500, wood cap refinishing \$700, and miscellaneous painting \$300	1	I
118	Stair - 2nd Floor	250	Circulation	B						Wall mount deco fixture	None	Replace nosing \$500, VCT repair \$1,000, replace stairwell wood caps each \$700 per	1	I
119	Custodial	53	Janitor	C			Utility Sink			Porcelain Socket - Fluorescent	None	New light \$300, need exhaust fan \$1,500, paint \$200	1	I

Room Number	Room Name	Current Square Footage	Type of Space	Visual Condition A - Good B - Fair C - Poor	Last Renovation	Seating Count	Type of Furnishings	Room Amenities	Technology (Full Smart) (Semi Smart)	Lighting	Mechanical	Remarks / Cost (Tier 1) \$1-\$10,000 (Tier 2) \$10,001-\$23,000 (Tier 3) \$23,001+	Tier	Planning: I - Immediate: 1-2 years S - Short term: 2-5 years F - Future: 5-10 years
120	Girls Restroom	204	Restroom	C	?		Toilet Partitions			Recessed Troffer Fluorescent no Lenses	Radiator	Replace toilet partitions \$3,000, replace exhaust grilles \$600, no lenses (lights) \$100	1	I
121	Main Office	259	Office	A	2010 Carpet	3	Desk, chairs, shelving	Copier, time clock, fax	F	Recessed Troffer Fluorescent no Lenses	Cabinet heater	Paint door and window \$300, clean up vinyl base \$100	1	S
121A	Office	87	Office	A	2010 Carpet	2	Desk, chairs, shelving		F	Recessed Troffer Fluorescent no Lenses	Cabinet unit ventilator	Paint Door & frame \$200	1	S
121B	Office	185	Office	A	2010 Carpet	2	Desk, chairs, shelving		F	Recessed Troffer Fluorescent no Lenses	Cabinet unit ventilator	Paint Door & frame \$200	1	S
121C	Staff Restroom	27	Restroom	B						1x4 surface mounted fluorescent	Exhaust Fans (not operational)	Replace exhaust fan \$1,500, ceiling tile stain \$500, toilet not ADA compliant	1	I
121D	Closet	8	Storage	B						None	None			
122	Computer Lab	718	Classroom	A		35	Desks, tables, chairs	Access control/Key Fob Entry, projection screen, projector, security	F	Open grid Recessed Troffer Fluorescent Lenses	Forced Air	Ceiling tiles x2 and grid \$200, replace carpet \$2,700	1	I
123	Hall	973	Circulation	A			Lockers			Recessed 2x4 Troffer Fluorescent - Lensed		Light needs a lens \$50, replace 4 ceiling tiles \$50	1	I
124	Technology Storage	573	Storage	A					F		Unit Ventilator	Door frame chips at door add kick plate \$200, screens \$500	1	I
125	Vestibule Stairs	300	Circulation	A							Cabinet Heater	Replace carpet \$500! Clean wall light \$100, replace raceway \$200, replace tread \$200	1	I



Building Interior

Room Number	Room Name	Current Square Footage	Type of Space	Visual Condition A - Good B - Fair C - Poor	Last Renovation	Seating Count	Type of Furnishings	Room Amenities	Technology (Full Smart) (Semi Smart)	Lighting	Mechanical	Remarks / Cost (Tier 1) \$1-\$10,000 (Tier 2) \$10,001-\$23,000 (Tier 3) \$23,001+	Tier	Planning: I - Immediate: 1-2 years S - Short term: 2-5 years F - Future: 5-10 years
126	Janitor	53	Custodial	B			Utility Sink			Porcelain Socket - Fluorescent	None	No ventilation, add exhaust fan \$2,000	1	I
127	Gymnasium Lobby	284	Circulation	B			Security Gates	Drinking fountain(needs replaced), display case			Cabinet Heater (Reapply cover)	Drinking fountain \$1,500, secure hanger cover \$100, sealant at square foot base, replace glazing unit \$500. Minor dry wall repair and paint \$300. Add vestibule carpet \$1,000	1	I
128	Girls Restroom	197	Restroom	B	Newer tile		Toilet Partitions			Recessed 2x4 Troffer Fluorescent - Lensed	Exhaust Fans (not operational)	Mirror \$300, exhaust fan \$1,500, touch up paint \$300	1	I
128B	Boys Restroom	147	Restroom	B	Newer tile		Toilet Partitions			Recessed 2x4 Troffer Fluorescent - Lensed	Exhaust Fans (not operational)	Mirror, ventilation, touch up paint	1	I
129	Gymnasium	7448	Assembly	C		320	Bleachers, Benches, Café Tables	Basket ball nets x6		HID - Replace with Hi-bay LED	1960s ceiling hung, (2) AHUs	Coiling counter doors dented, Refinish floor \$15,000, tectum panels, replace bleachers \$30,000-\$35,000. Replace Exit doors and Exit signs (3) \$5,000. Paint bleacher wall \$1,000, new crash pads \$2,000, and more?	3	S
129A	Storage	181	Storage	B			Shelves			Utility fluorescent	None	Replace door \$1,000, hardware \$1,000, and lighting \$600	1	I

Room Number	Room Name	Current Square Footage	Type of Space	Visual Condition A - Good B - Fair C - Poor	Last Renovation	Seating Count	Type of Furnishings	Room Amenities	Technology (Full Smart) (Semi Smart)	Lighting	Mechanical	Remarks / Cost (Tier 1) \$1-\$10,000 (Tier 2) \$10,001-\$23,000 (Tier 3) \$23,001+	Tier	Planning: I - Immediate: 1-2 years S - Short term: 2-5 years F - Future: 5-10 years
129B	Storage	152	Storage	B						Utility fluorescent	None	Replace doors \$1,500, new lights \$600	1	I
130	Dish Washing		Kitchen	B						Surface mounted 2x4 Fluorescent Lights	Forced Air	Repair ceiling \$600, new lighting \$1,000, and paint	1	I
131	Main Kitchen	1775	Kitchen	B						Surface mounted 2x4 Fluorescent Lights	Forced Air	Repair ceiling \$2,000, new lighting \$3,000, replace back exit door with aluminum \$1,500.	1	I
132	Office	32	Office	B						Surface mounted 2x4 Fluorescent Lights	Forced Air			
133	Walk-in	133	Storage	A						Compact fluorescent vapor lights	Compressor			
134	Rest Room	44	Restroom	A/B						Surface mounted 2x4 Fluorescent Lights	Cabinet Heater, Exhaust Fan - not working	Replace lights \$300, new cabinet heater & exhaust fan: see MEP system costs	1	I
135	Employee Locker Room	41	Locker Room	A			Lockers, shelf			Surface mounted 2x4 Fluorescent Lights	Cabinet Heater, Exhaust Fan - not working	Replace lights \$300, new cabinet heater & exhaust fan: see MEP system costs	1	I
136	Classroom	794	Classroom	A/B	2012	0 used for storage	Lockers	Projector	F	Recessed 2x4 Troffer Fluorescent - Lensed	Ceiling mounted unit ventilator, conv. Heater at exterior door	Replace exterior door hardware \$500, weatherstripping \$200, Room now used for storage	1	I
136A	Storage	88	Storage	A/B						Surface mounted incandescent	Wall mounted convector	Replace lights \$400	1	I
137	Office	96	Office	A/B		1	phone			Recessed 2x4 Troffer Fluorescent - Lensed	Power exhaust	Replace 3 ceiling tiles \$50	1	I



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Building Interior

Room Number	Room Name	Current Square Footage	Type of Space	Visual Condition A - Good B - Fair C - Poor	Last Renovation	Seating Count	Type of Furnishings	Room Amenities	Technology (Full Smart) (Semi Smart)	Lighting	Mechanical	Remarks / Cost (Tier 1) \$1-\$10,000 (Tier 2) \$10,001-\$23,000 (Tier 3) \$23,001+	Tier	Planning: I - Immediate: 1-2 years S - Short term: 2-5 years F - Future: 5-10 years
138	Restroom	49	Restroom	A/B						Surface mounted incandescent	Power exhaust	Replace lights \$300, Paint ceiling \$200	1	I
139	Storage	158	Storage	A/B						Recessed 2x4 Troffer Fluorescent - Lensed	Power exhaust, radiant at exterior wall	Replace residential grade door with hollow metal fire-rated door \$1,000, replace 1 light lens \$100	1	I
140	Storage	152	Storage	A/B						Surface mounted 2x4 Fluorescent	Power exhaust, radiant at exterior wall	Former shower - replace lights \$500	1	I
141	Classroom	794	Locker Room	A/B		20	Lockers, tables & chairs		F	Recessed 2x4 Troffer Fluorescent - Lensed	Ceiling mounted unit ventilator, conv. Heater at exterior door	Replace missing carpet \$50, Replace exterior door hardware \$500	1	I
												Replace carpet, 5-10 yrs \$1,500;	1	F
141A	Storage	88	Storage	A/B						Surface mounted incandescent	Wall mounted convector	Replace lights \$400	1	I
142	Office	96	Office	A/B		1	phone		F	Recessed 2x4 Troffer Fluorescent - Lensed	Power exhaust	replace 4 ceiling tiles \$50	1	I
143	Restroom	49	Restroom	A/B						Surface mounted incandescent	Power exhaust	Repalce lights \$600, paint ceiling \$200	1	I
144	Storage	158	Storage	A/B						Recessed 2x4 Troffer Fluorescent - Lensed	Power exhaust, radiant at exterior wall	Replace door with fire-rated hollow metal door & frame \$1,000, finish drywall surround \$200,	1	I
145	Storage	152	Storage	A/B						Surface mounted 2x4 Fluorescent		Former shower - replace lights \$500	1	I

Building Interior

Room Number	Room Name	Current Square Footage	Type of Space	Visual Condition A - Good B - Fair C - Poor	Last Renovation	Seating Count	Type of Furnishings	Room Amenities	Technology (Full Smart) (Semi Smart)	Lighting	Mechanical	Remarks / Cost (Tier 1) \$1-\$10,000 (Tier 2) \$10,001-\$23,000 (Tier 3) \$23,001+	Tier	Planning: I - Immediate: 1-2 years S - Short term: 2-5 years F - Future: 5-10 years
146	Technology	830	I.T.	A	2012		Systems furniture, dividers, shelving, chairs	Work tables	F	Recessed 2x4 Troffer Fluorescent - Lensed	Forced Air & A/C	Some evidence of rodent infestation & damage at ceiling tiles, replacement \$200	1	I
147	Break Room	115	Conf/Break Room	A	2012		Table, chairs, shelving		F	Recessed 2x4 Troffer Fluorescent - Lensed	Forced Air & A/C			
148	Staff Restroom	46	Restroom	A	2012					Recessed 2x4 Troffer Fluorescent - Lensed	Forced Air & A/C			
149	Office	78	Office	A	2012		Desk, chair, files, shelving		F	Recessed 2x4 Troffer Fluorescent - Lensed	Forced Air & A/C			
150	Office	242	Office	A	2012		Systems furniture, dividers, shelving, chairs		F	Recessed 2x4 Troffer Fluorescent - Lensed	Forced Air & A/C	Repair duct through-wall flashing to fix leaking at exterior wall \$2,000	1	I
150A	Closet	29	Storage	A	2012		Shelving			Recessed 2x4 Troffer Fluorescent - Lensed	Forced Air & A/C			
151	Server Room	277	I.T.	A	2012		Equipment racks	Separate A/C	F	Recessed 2x4 Troffer Fluorescent - Lensed	Forced Air & A/C			
152	Boiler Room	1092	Mechanical							Utility fluorescent		No access		
200A	Boys Restroom	201	Restroom	B			Toilet Partitions			Recessed 2x4 Troffer Fluorescent - Lensed	Ventilator?	Replace floor \$2,000, paint walls \$500, lens \$50, replace toilet partitions \$1,000	1	I



Building Interior

Room Number	Room Name	Current Square Footage	Type of Space	Visual Condition A - Good B - Fair C - Poor	Last Renovation	Seating Count	Type of Furnishings	Room Amenities	Technology (Full Smart) (Semi Smart)	Lighting	Mechanical	Remarks / Cost (Tier 1) \$1-\$10,000 (Tier 2) \$10,001-\$23,000 (Tier 3) \$23,001+	Tier	Planning: I - Immediate: 1-2 years S - Short term: 2-5 years F - Future: 5-10 years
200	Hall	1351	Circulation	A			Lockers			Surface mounted 2x4 3 Tube Fluorescent Lights		Locker Repair \$5,000, Vinyl base missing at stairs \$200, replace 10-15 ceiling tiles \$500, paint door frames \$1,000	1	I
201/22	Classroom	1145	Classroom	A		32	Desks, chairs, shelves, o.l.	Copier, television, Smart Board, white board, WiFi	F	Recessed 2x4 Troffer Fluorescent - Lensed	Unit Ventilator	Touch up paint \$300, screens \$1,000, replace 10 ceiling tile \$200	1	I
202	Classroom	400	Classroom	A		10	Desks, chairs, shelves,	Television, smart board, white board, WiFi	F	Recessed 2x4 Troffer Fluorescent - Lensed	Unit Ventilator	Screens \$500	1	I
203	Classroom	701	Classroom	A		16	Desks, chairs, shelves,	Television, smart board, white board, WiFi	F	Recessed 2x4 Troffer Fluorescent - Lensed	Unit Ventilator	Touch up paint \$300, Screens \$600	1	I
204	Classroom	386	Classroom	A		10	Desks, chairs, shelves,	Television, smart board, white board, WiFi	F	Recessed 2x4 Troffer Fluorescent - Lensed	Unit Ventilator	Touch up paint? Screens \$500	1	I
205	Classroom	805	Classroom	A		24	Desks, chairs, shelves,	Television, smart board, white board, WiFi	F	Recessed 2x4 Troffer Fluorescent - Lensed	Unit Ventilator	Screens \$1,000	1	I
206	Classroom	787	Classroom	A+		36	Desks, chairs, shelves,	Television, smart board, white board, WiFi	F	Recessed 2x4 Troffer Fluorescent - Lensed	Air Conditioning Wall Unit x2	Replace 3 ceiling tile \$50, strip and paint door frame \$200	1	I
207	Classroom			A			Desks, shelves, chairs	White board, Smart board, WiFi, Television, Monitor	F	Recessed 2x4 Troffer Fluorescent - Lensed	Unit Ventilator	Screens \$600	1	I
211	Classroom	834	Classroom	A		36	Desk, chairs, desk tables	White board, smart board, WiFi	F	Recessed 2x4 Troffer Fluorescent - Lensed	Unit Ventilator	Screens \$500, touch up paint \$300, dual switching lights, need larger tables, add locks to storage cabinets \$500	1	I

Room Number	Room Name	Current Square Footage	Type of Space	Visual Condition A - Good B - Fair C - Poor	Last Renovation	Seating Count	Type of Furnishings	Room Amenities	Technology (Full Smart) (Semi Smart)	Lighting	Mechanical	Remarks / Cost (Tier 1) \$1-\$10,000 (Tier 2) \$10,001-\$23,000 (Tier 3) \$23,001+	Tier	Planning: I - Immediate: 1-2 years S - Short term: 2-5 years F - Future: 5-10 years
211A	Storage	230	Storage	A			Shelving				None	Repaint walls \$200	1	I
212	Classroom	843	Classroom	A		30		White board, WiFi, Prometheus board (too low) wants Smart board	F	Recessed 2x4 Troffer Fluorescent - Lensed	Unit Ventilator	Add Screens \$700, replace carpet \$500, replace hardware, dead outlets at North wall, dual switching	1	I
213	Classroom	906	Classroom	A		30	Cabinets, sink, tables	Smart board, WiFi, White board	F	Recessed 2x4 Troffer Fluorescent - Lensed	Unit Ventilator	Hardware \$1,000, replace 4 light bulbs, cover water pipe, screens \$1,000, leaky windows, replace sills \$500, water leaks at North wall, cabinet door repairs \$300,	1	I
213A	Work Room	123	Work Room	A						Recessed 2x4 Troffer Fluorescent - Lensed	Unit Ventilator	Repaint walls \$200	1	S
214	Classroom	681	Classroom	A		30	Tables, chairs, shelves	White board, Smart Board, WiFi, Television	F	Recessed 2x4 Troffer Fluorescent - Lensed	Unit Ventilator	More Outlets, Screens \$600	1	I
216	Classroom	711	Classroom	A		30		White board, Smart Board, WiFi, Television	F	Recessed 2x4 Troffer Fluorescent - Lensed	Unit Ventilator	More Outlets, Screens, Door frame paint \$1,000	1	I
220	Teachers Lounge	243	Conf/Break Room	A		4	Tables and Chairs	Refrigerator and Microwave		Recessed 2x4 Troffer Fluorescent - Lensed		New carpet \$1,000, touch up paint \$300.	1	I
221	Storage	22	Storage	A						None	None			
222	Office/Conference	86	Office	A		2	Desk, shelf			Recessed 2x4 Troffer Fluorescent - Lensed	Radiator	Touch up paint \$200, Screens \$250	1	I
223	Office/Conference	180	Office	A		4	Desk, Table, chairs	White board		Recessed 2x4 Troffer Fluorescent - Lensed	Radiator	Touch up paint \$200, Screens \$500	1	I



Steam Academy at MLK

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Building Interior

Room Number	Room Name	Current Square Footage	Type of Space	Visual Condition A - Good B - Fair C - Poor	Last Renovation	Seating Count	Type of Furnishings	Room Amenities	Technology (Full Smart) (Semi Smart)	Lighting	Mechanical	Remarks / Cost (Tier 1) \$1-\$10,000 (Tier 2) \$10,001-\$23,000 (Tier 3) \$23,001+	Tier	Planning: I - Immediate: 1-2 years S - Short term: 2-5 years F - Future: 5-10 years
3	Classroom	587	Classroom	A	2010 Carpet	18	Desks, tables, chairs, shelves	White board, Smart board, WiFi, Television, Monitor	F	Recessed Troffer Fluorescent - Lensed	Unit Ventilator	Paint door frames \$100, chase at mechanical, touch up paint \$100	1	I
6	Classroom	404	Classroom	A	2010 Carpet	14	Shelves, desks, chairs, files	Smart board, monitor, television, WiFi	F	Recessed Troffer Fluorescent - Lensed	Cabinet Heater	Need screens \$500 and blinds \$600. Touch up paint \$100.	1	I
9	Classroom	392	Classroom	A	2010 Carpet	6	Tables, chairs, desks, cabinets. Shelves	Smart board, monitor, television, white board	F	Recessed Troffer Fluorescent - Lensed	Unit Ventilator	Touch up paint \$200, screens \$600, replace stained ceiling tile \$150	1	I
10	Classroom	792	Classroom	A		28	Tables, chairs, desks, cabinets. Shelves	Smart board, monitor, television, white board	F	Recessed Troffer Fluorescent - Lensed	Unit Ventilator	Replace door \$600, touch up paint \$100, screens \$500	1	I
100	Vestibule	60	Circulation	A	2004 Remodel					Recessed Can Fluorescent	Cabinet Heater	Clean wall, patch and repaint ceiling, add trim at corner \$300	1	I
100A	Commons	835	Circulation	A	2004 Remodel	8-10	tables, desks, chairs, files	Security Camera	F	Recessed 2x4, Round Recessed Fluorescent	Forced Air			
101	Media Center	2048	Unused classroom	A			systems, dividers, desk	Monitor, WiFi, Security Camera	F	2x4 fluorescent troffer Indirect/Direct Lens	Forced Air	Replace stained ceiling tile \$100 and carpet \$200	1	I
101A	Storage/ Office	147	Office	A		1	desk, shelves, cubbies			2x4 fluorescent troffer Indirect/Direct Lens	Forced Air	Touch up paint \$100, replace carpet \$600	1	I
101B	Storage/ Office	118	Office	A		1	tall cabinets, shelving	Fire Extinguisher		2x4 fluorescent troffer Indirect/Direct Lens	Forced Air	Touch up paint \$100, replace carpet \$400	1	I
102/2	Classroom	597	Classroom	A		12	Desks, tables, chairs, shelves	White board, Smart board, WiFi, Television, Monitor	F	Recessed Troffer Fluorescent - Lensed	Unit Ventilator	Replace door hinges and rehang \$200. Door frame chips at door, add kick plate \$200, screens \$500	1	I

Room Number	Room Name	Current Square Footage	Type of Space	Visual Condition A - Good B - Fair C - Poor	Last Renovation	Seating Count	Type of Furnishings	Room Amenities	Technology (Full Smart) (Semi Smart)	Lighting	Mechanical	Remarks / Cost (Tier 1) \$1-\$10,000 (Tier 2) \$10,001-\$23,000 (Tier 3) \$23,001+	Tier	Planning: I - Immediate: 1-2 years S - Short term: 2-5 years F - Future: 5-10 years
235	Office/ Conference	151	Office	A		1	Desk, chairs, files		F	Recessed 2x4 Troffer Fluorescent - Lensed	Forced Air	Paint door frame \$100	1	I
236	Office/ Conference	105	Office	A		1	Desk, chairs, files		F	Recessed 2x4 Troffer Fluorescent - Lensed	Forced Air	Paint door frame \$100	1	I
237	Boys Restroom	201	Restroom	C			Toilet Partitions			Recessed 2x4 Troffer Fluorescent - Lensed	Exhaust Fans (not operational)	New exhaust fan - see MEP systems costs, patch wall, \$500, light lens \$100	1	I



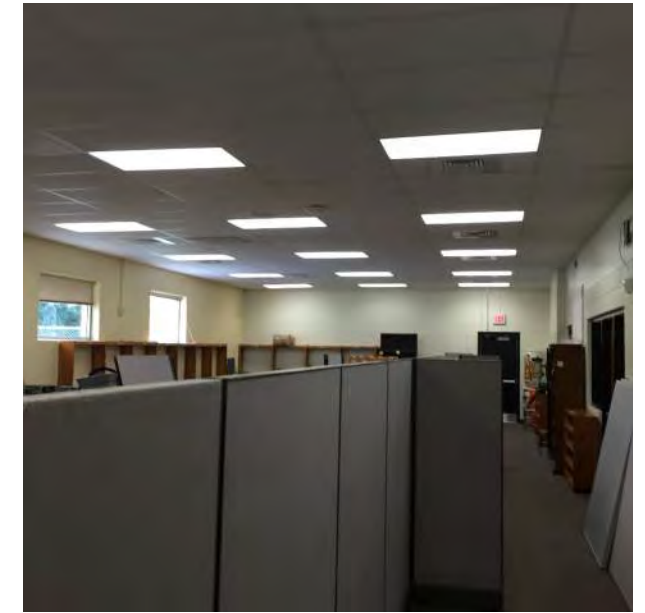
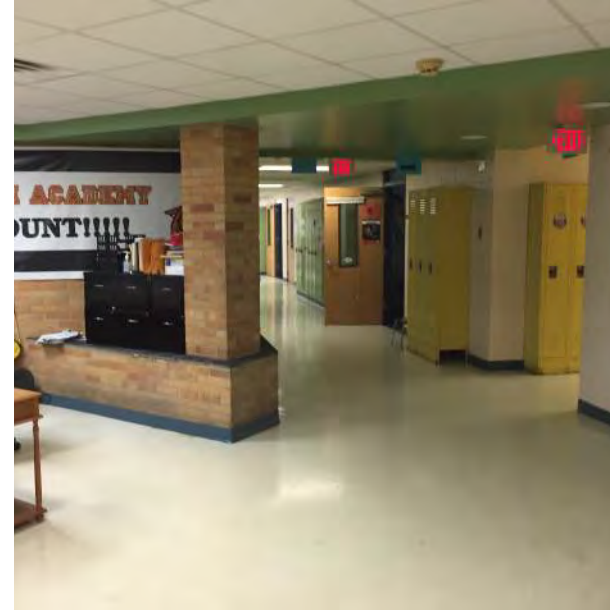
Steam Academy at MLK

180

Building Interior

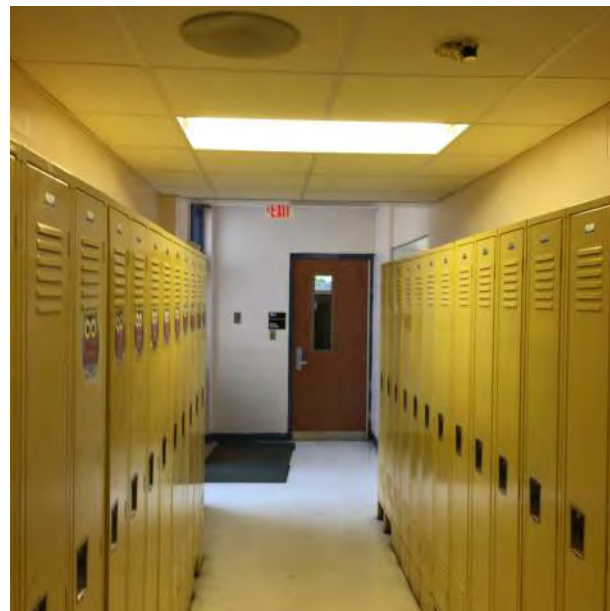
100A Commons

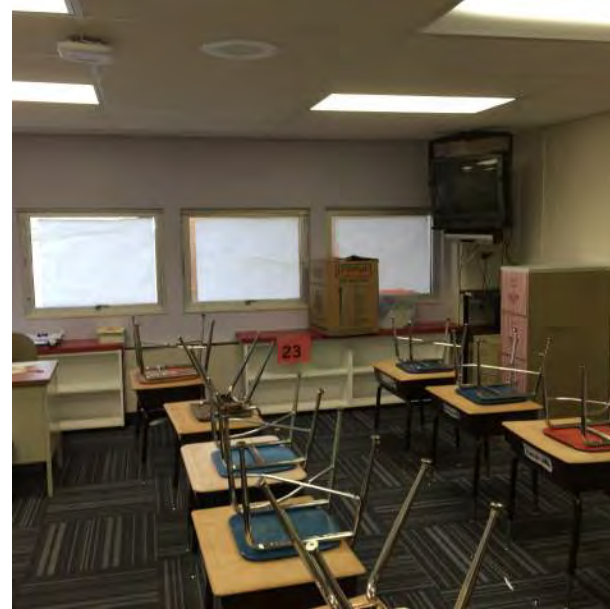
101 Media Center



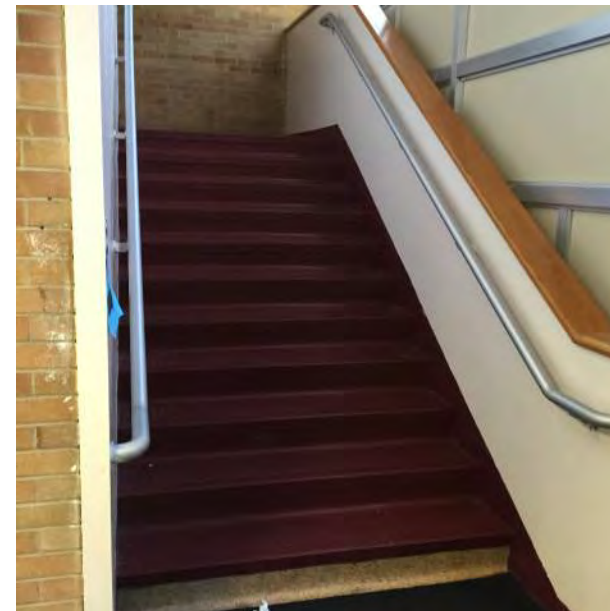
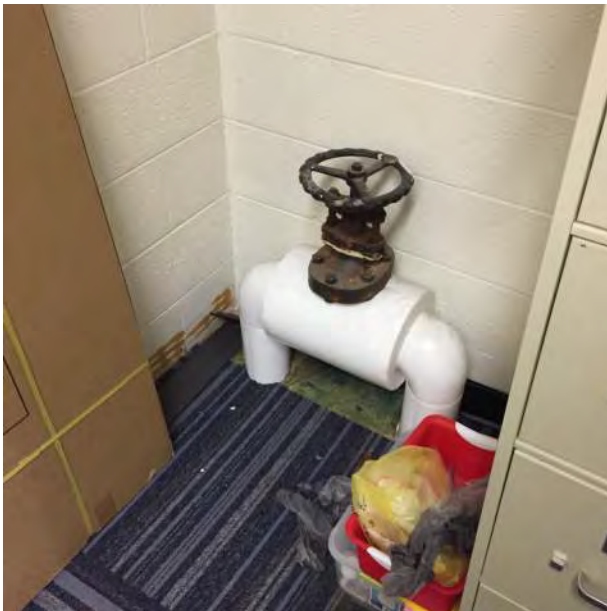
102 Corridor

107 Classroom





Typical Classroom



Shut off Valve in Work Room 114A
115 Stairway

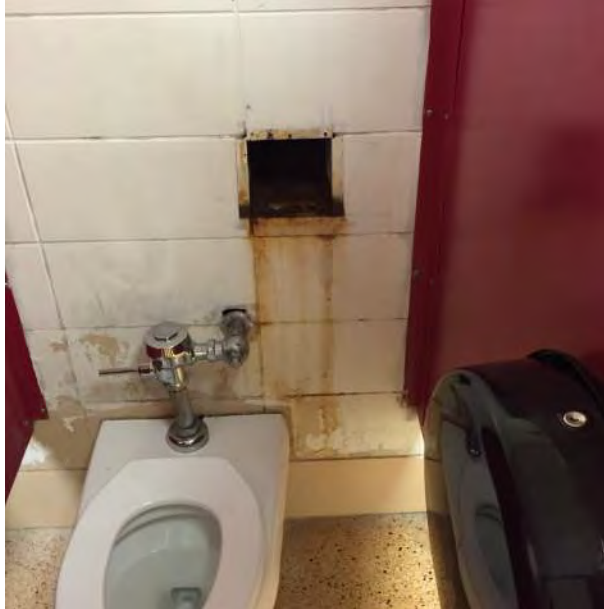


Steam Academy at MLK

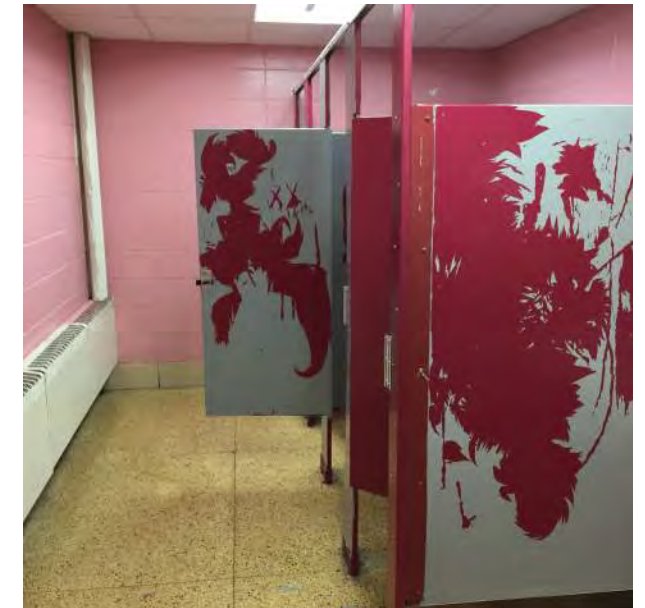
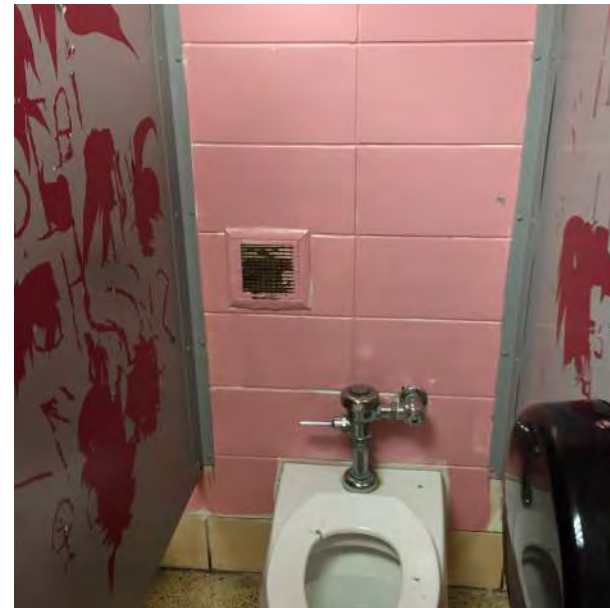
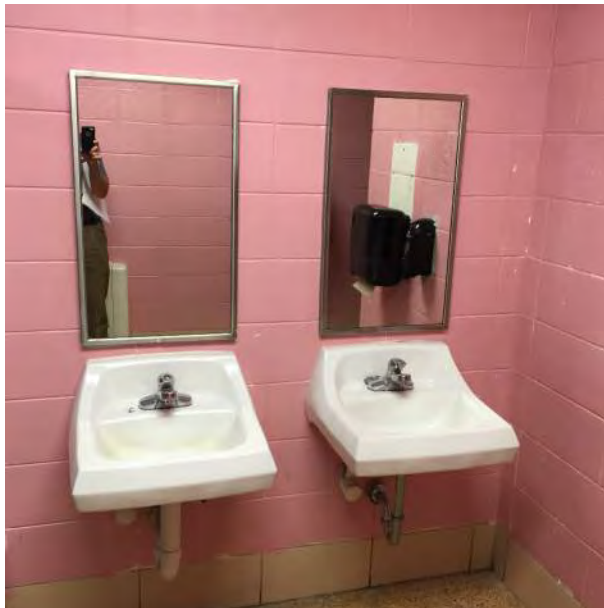
Building Interior

182

116 Girls



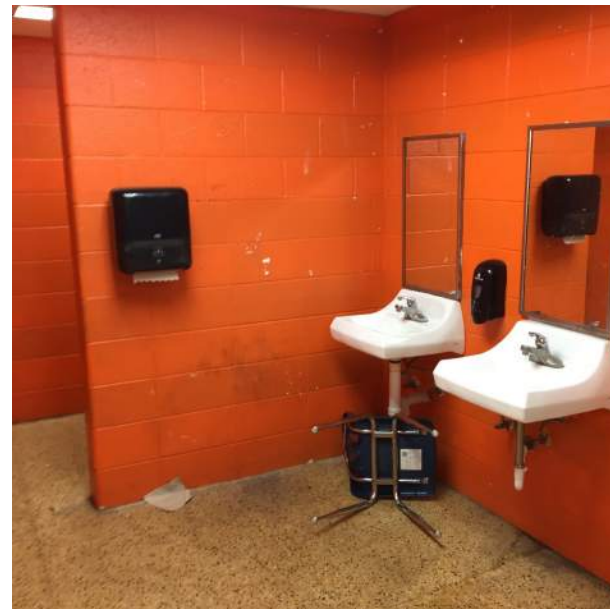
120 Girls





122 Computers

Typical Janitor room beneath stairway



127 Lobby

128B Boys

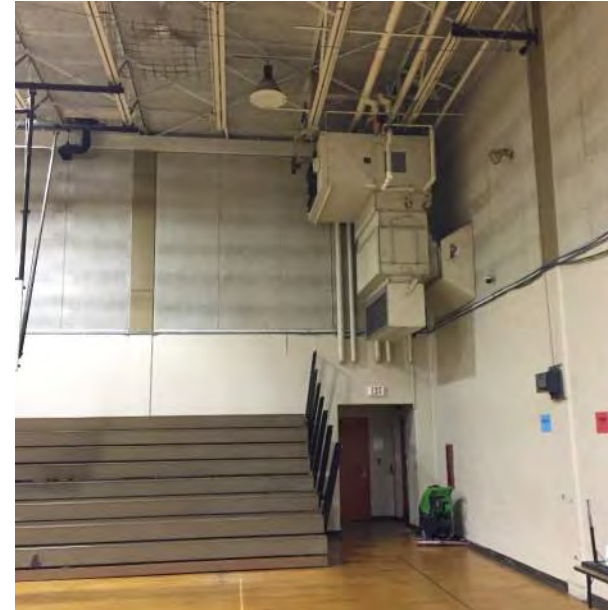
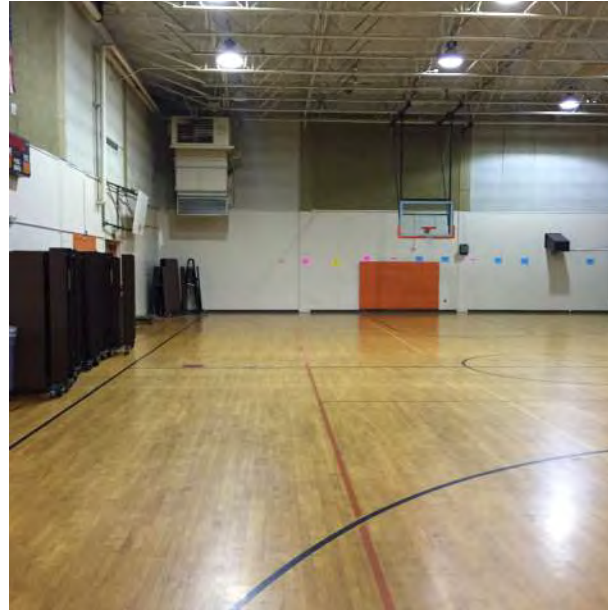


Steam Academy at MLK

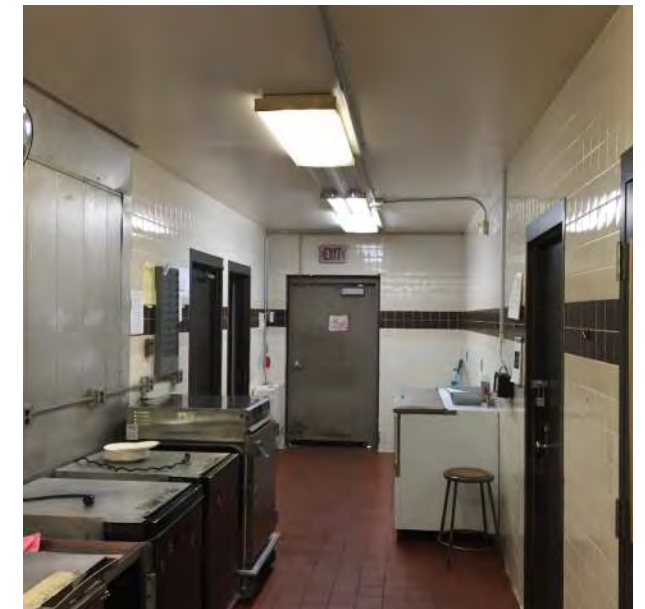
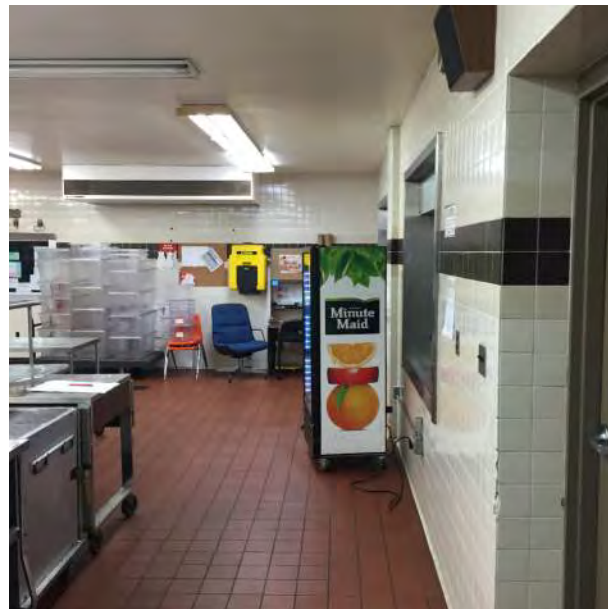
Building Interior

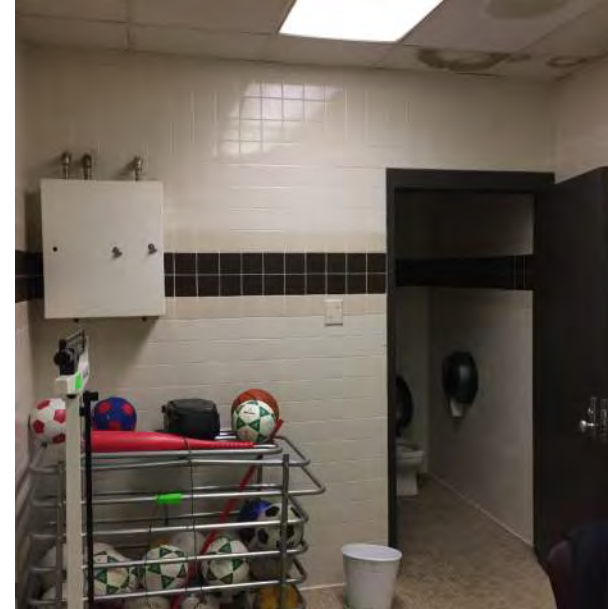
184

129 Gymnasium

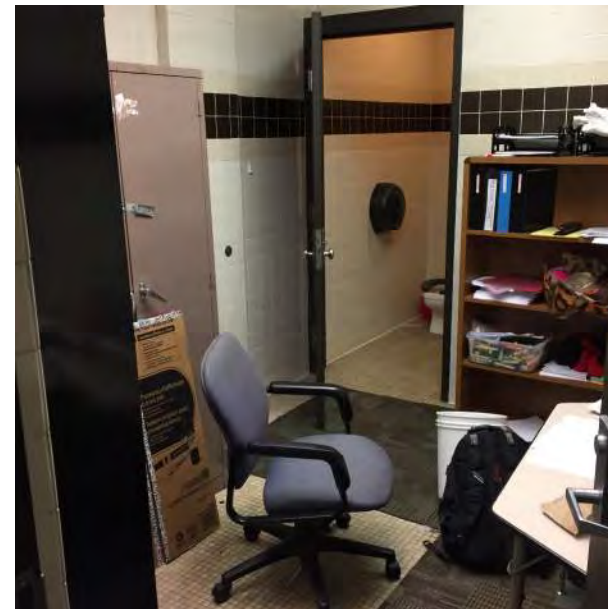


131 Kitchen





141 Locker Room as Classroom



136 Locker Room - Storage/Office



Steam Academy at MLK

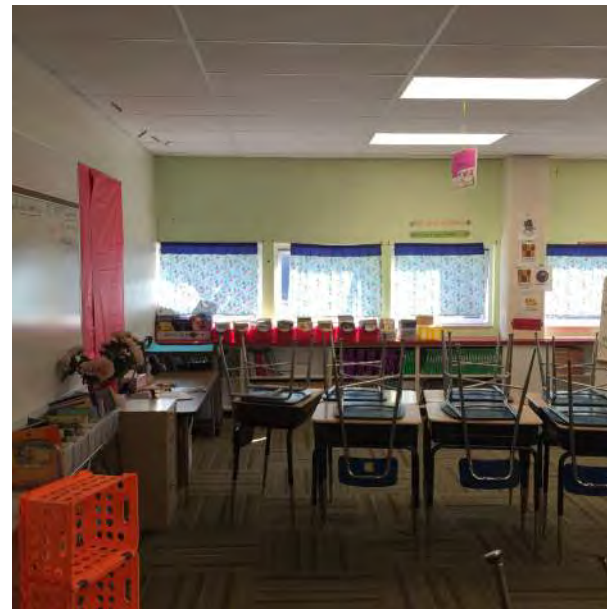
Building Interior

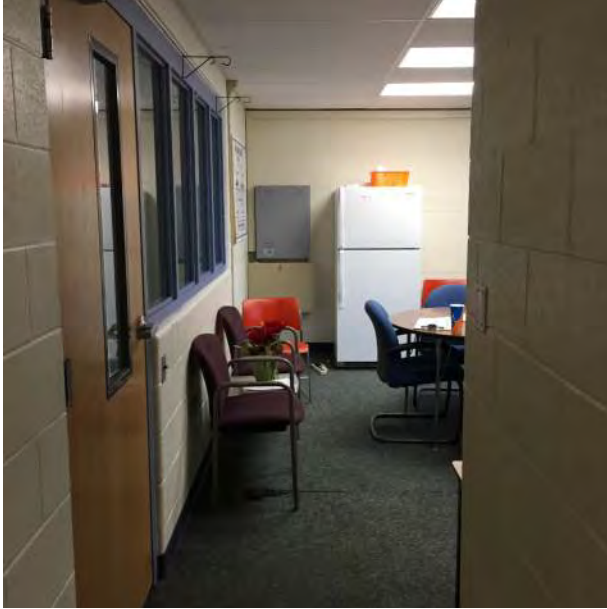
186

202 Classroom



201 Classroom

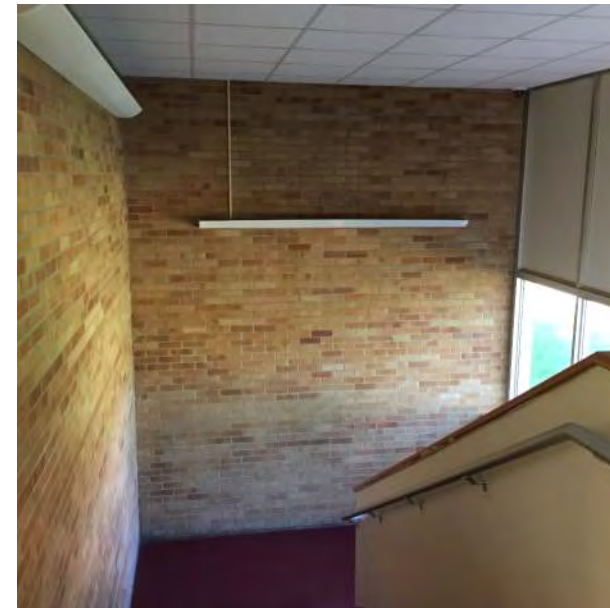
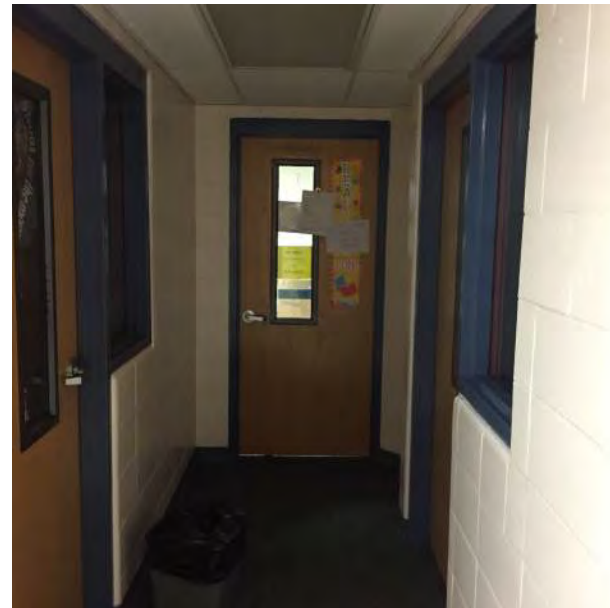




220 Lounge

223 Office

232 Corridor



200 Corridor - looking West

233 Hall

115 Stair - 2nd floor



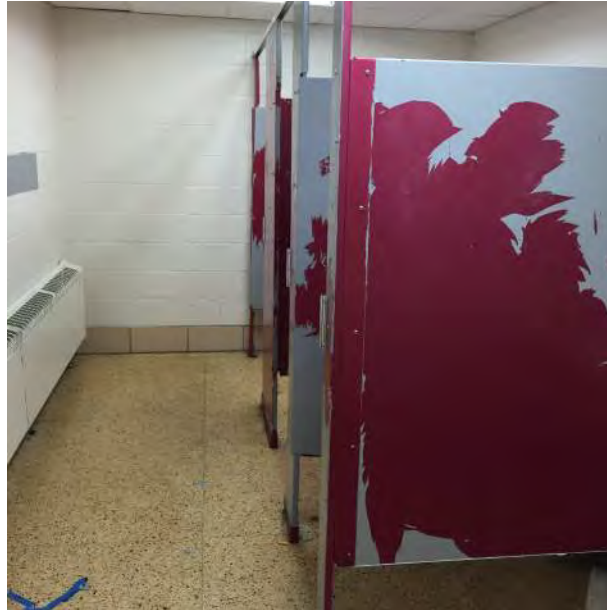
Steam Academy at MLK

188

Building Interior

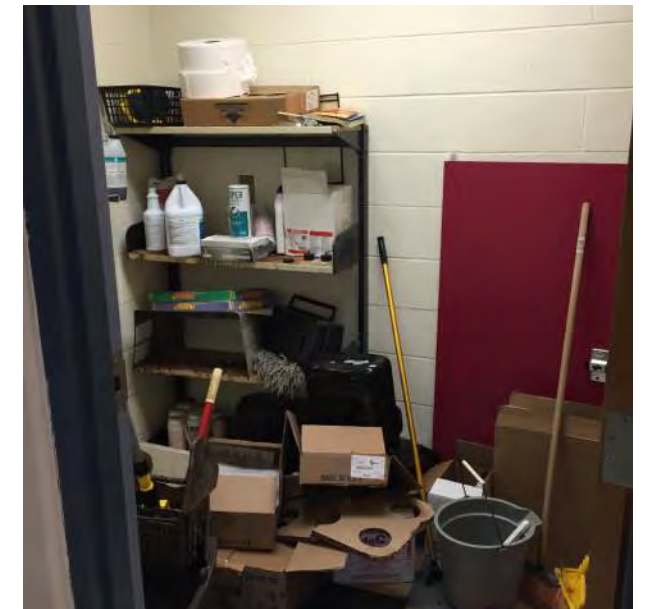
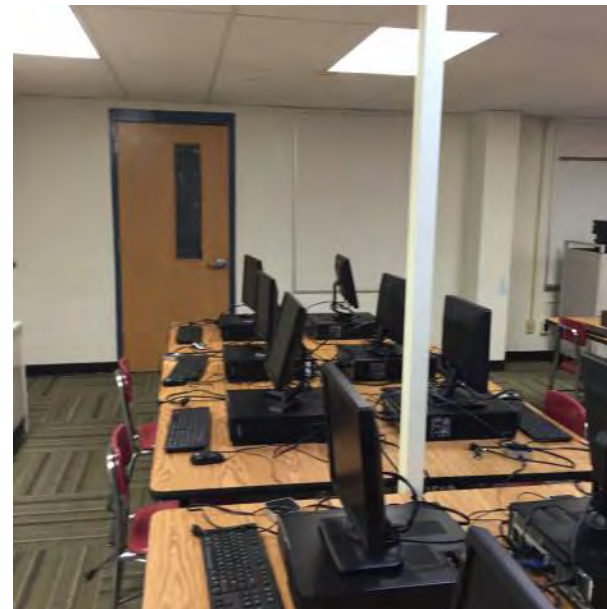
229 Girls

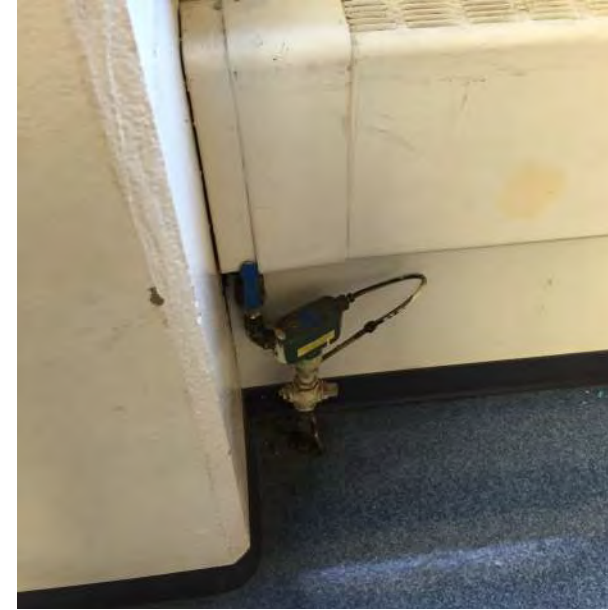
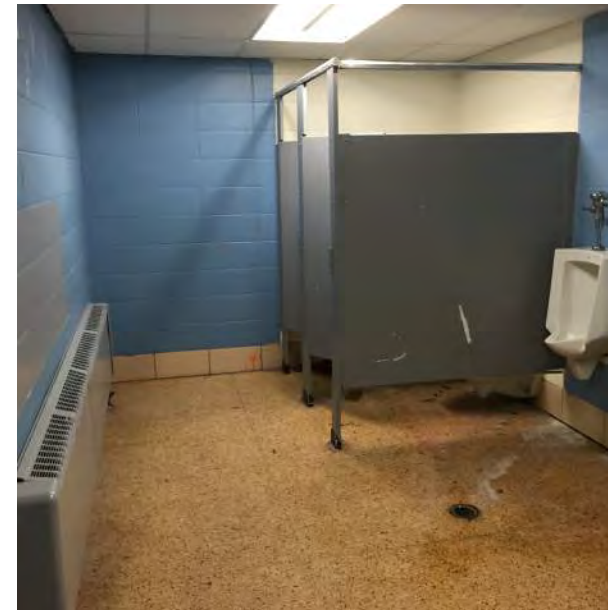
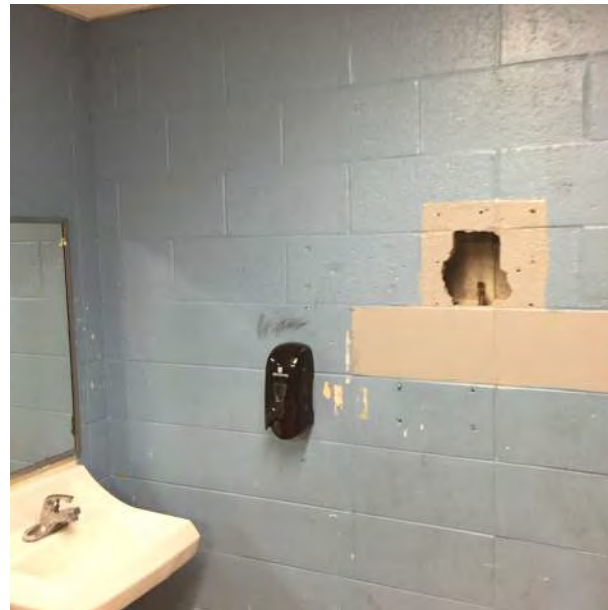
232 Corridor



230 Computer Lab

232A Janitor



211 Classroom213 Classroom213 Classroom - masonry damage from roof leaks237 Boys





INTERNATIONAL ACADEMY AT HULL ELEMENTARY







Occupancy Legend

- Circulation

Classroom

Computers

Custodial

Equipment Room

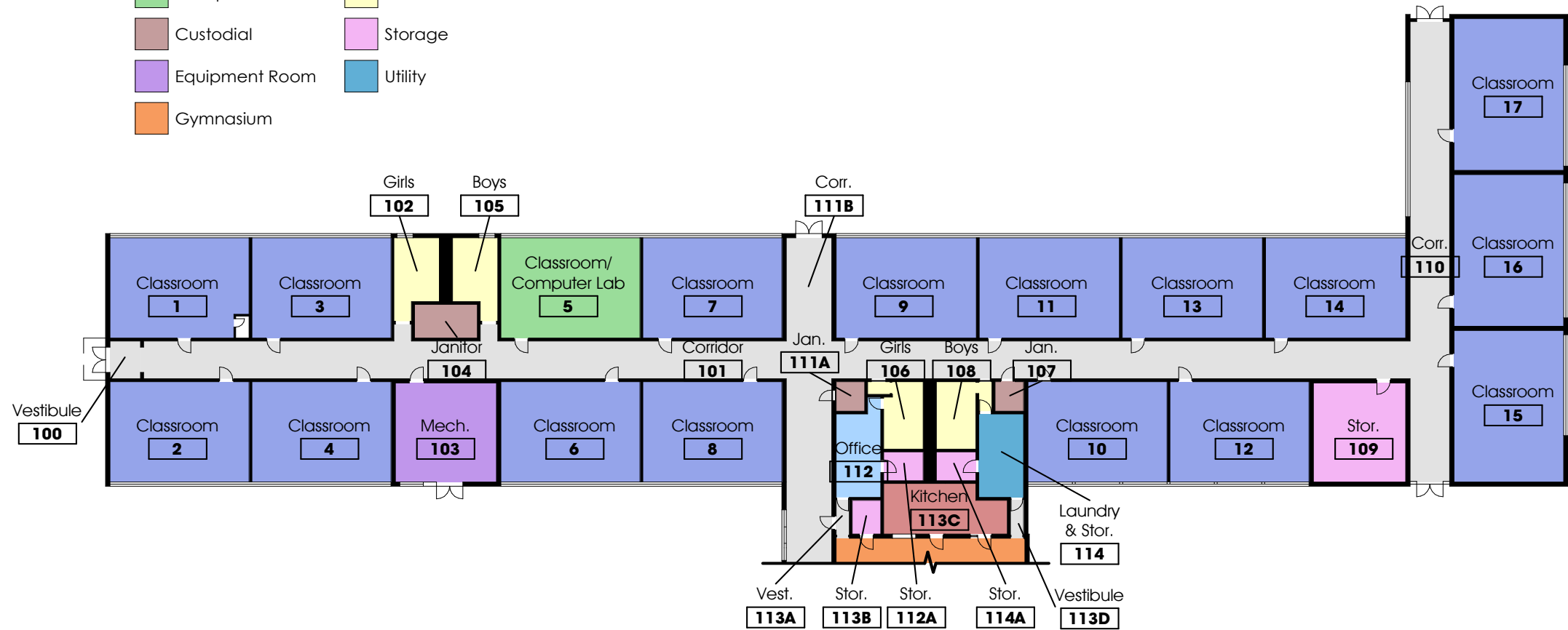
Gymnasium
- Kitchen

Office

Restroom

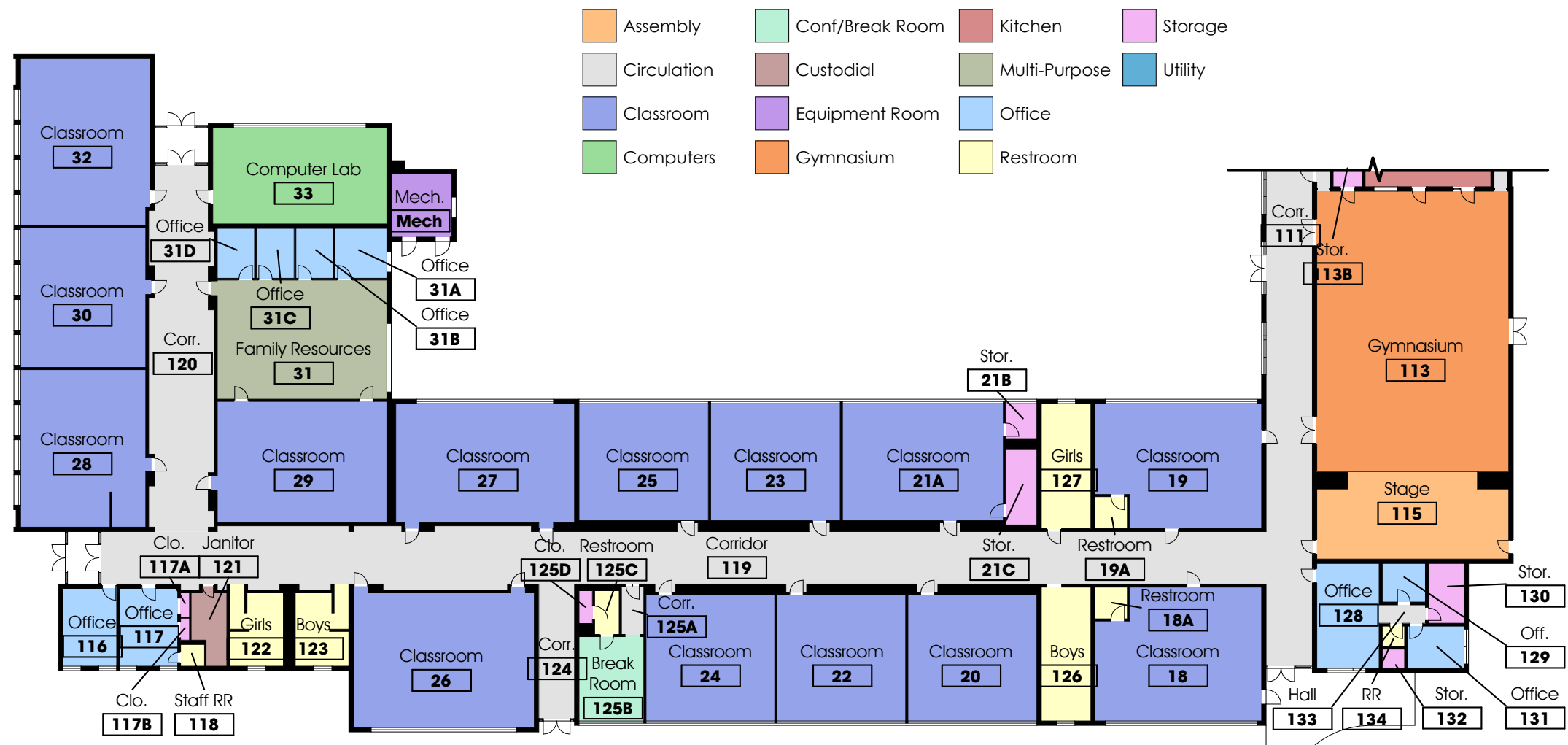
Storage

Utility



First Floor Plan - Southeast

Occupancy Legend



 First Floor Plan - Northwest



Building Exterior

Area of Concern	Item(s)	Visual Condition A - Good B - Fair C - Poor	Description	Remarks / Cost (Tier 1) \$1-\$10,000 (Tier 2) \$10,001-\$23,000 (Tier 3) \$23,001 +	Tier	Planning: I - Immediate: 1-2 years S - Short term: 2-5 years F - Future: 5-10 years
East	Louver Damage	C	Replace louver, seal gap with backer rod and sealant	\$3,000-4,000	1	I
East, North East Entry	Ceiling at canopies	B	Repair, prep and paint	\$6,000-7,000	1	I
Courtyard	Chimney not needed	B	knock down, cap off, and repair masonry as needed	\$10,000-15,000	2	I
Courtyard	North East Corner Brick	C	Steel rusting and expanding causing structural damage to bricks, repair	\$2,000	1	I
Courtyard	West Wall	A/B	Spot pointing, replace sealant at EIFS	\$2,000-3,000	1	S
Courtyard	West Wall	A	Gutters leaking- seal	\$1,000-2,000	1	I
Courtyard	EIFS, all locations	B	1600 square feet to be cleaned and recoated	\$8,000	1	I
Courtyard	Limestone Sills	B	Remove mortar at joints, clean and reseal, caulk	\$5,000	1	I
Courtyard	Concrete Patio	B	Not level, replace 240 square feet	\$3,000	1	I
Courtyard	Overhang	A	Caulk at joint with brick	\$1,000	1	S
Courtyard West Wall	EIFS flashing	B	Replace	\$5,000	1	I
Courtyard West Wall	CMU infill	B	Exposed CMU at wall, install EIFS over and seal joints	\$2,000	1	S
Courtyard Boiler room	Door and Frame	B	Prep & Repaint	\$400	1	S
Courtyard	Brick House	C	Replace door and hardware	\$1,000	1	I
North End of East Wing	Canopy	C	Replace posts, prep steel, and paint. New light	\$6,000	1	I

Area of Concern	Item(s)	Visual Condition A - Good B - Fair C - Poor	Description	Remarks / Cost (Tier 1) \$1-\$10,000 (Tier 2) \$10,001-\$23,000 (Tier 3) \$23,001 +	Tier	Planning: I - Immediate: 1-2 years S - Short term: 2-5 years F - Future: 5-10 years
East	Limestone Sills	B	Clean , remove mortar at joints and reseal	\$2,000	1	I
East	EIFS	B	Clean and recoat 1300 square feet	\$6,500	1	I
East	EIFS	A	Sealant replace 2-3 years	\$2,000	1	S
East	Louvers	B	Replace 8 louvers. Seal joints.	\$12,000	2	S
East	Brick	B	Spot paint, replace missing frame at door	\$2,000	1	I
South East Wing	EIFS	B	Clean and recoat 500 square feet	\$2,500	1	I
South East Wing	Entry door and soffit / Canopy	B	repaint and clean up - add light	\$600	1	I
South East Wing	West Canopy	B	repaint and clean up - add light	\$1,000	1	I
West Entry	Door	B	Repair Hardware	\$500	1	I
North Elevation	EIFS	A	700 square feet recoat in 3-5 years	\$3,500	1	S
Northwest Entry	Canopy	B	Clean beam, and repaint. Prep, prime and paint plywood	\$2,000	1	I
West Elevation	Air Conditioning Unit	B	Leaky, reseal	\$200	1	I
West	EIFS	A	1500 square feet recoat in 3-5 years	\$7,500	1	S
West - Original Building	Concrete Sills	B	Cracked, water getting in, replace with precast concrete	\$10,000	1	S
West - Original Building	Brick	B	Spot paint, water infiltration and interior damage	\$5,000	1	I

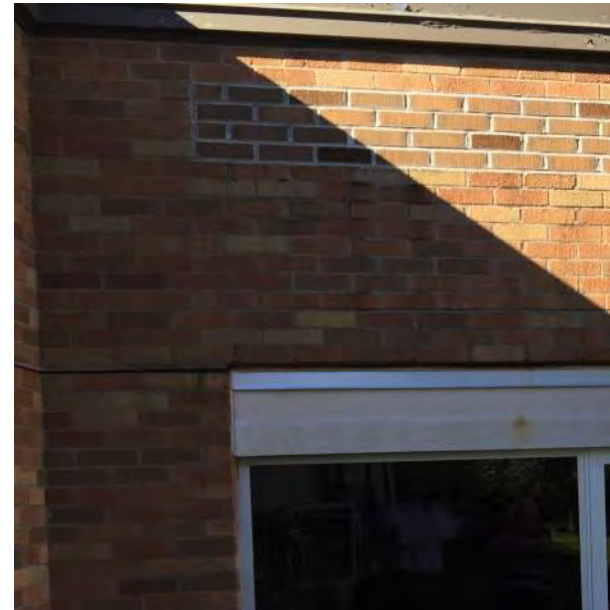


Building Exterior

Area of Concern	Item(s)	Visual Condition A - Good B - Fair C - Poor	Description	Remarks / Cost (Tier 1) \$1-\$10,000 (Tier 2) \$10,001-\$23,000 (Tier 3) \$23,001 +	Tier	Planning: I - Immediate: 1-2 years S - Short term: 2-5 years F - Future: 5-10 years
West - Original Building	Louvers	B	Prep and Paint	\$2,000	1	S
West - Original Building	Gutters	A	Seal Seams	\$1,000	1	I
Gymnasium South Wall	Downspout	C	Replace Missing downspout	\$500	1	I
Gymnasium South Wall	Door and Railing	C	New- Replace	\$2,000 plus rail \$1,000	1	I
Gymnasium South Wall	Brick	B	Tuck point high sills, and miscellaneous repairs	\$2,000	1	S
West Wing	EIFS	B	7 300 Square feet to be recoated and sealed	\$21,000	2	S
Southwest area	Trees and Brush	C	Remove saplings, cut back brush growing close to building	\$5,000	1	I
West Elevation	Stone Sills	B	Replace joints	\$2,000	1	S
West entry	Concrete Sidewalk and Drop off lane	C	Replace sidewalk tear out long drive	\$25,000	3	S
West Pavement	Drop off lane	C	Mill & replace asphalt	\$25,000	3	S



- Repair entrance canopy and paint
- Clean and re-coat EIFS



- Chimney not needed - knock down and cap off, repair masonry as needed.
- North wall of courtyard - steel is expanding - repair brick



International Academy at Hull

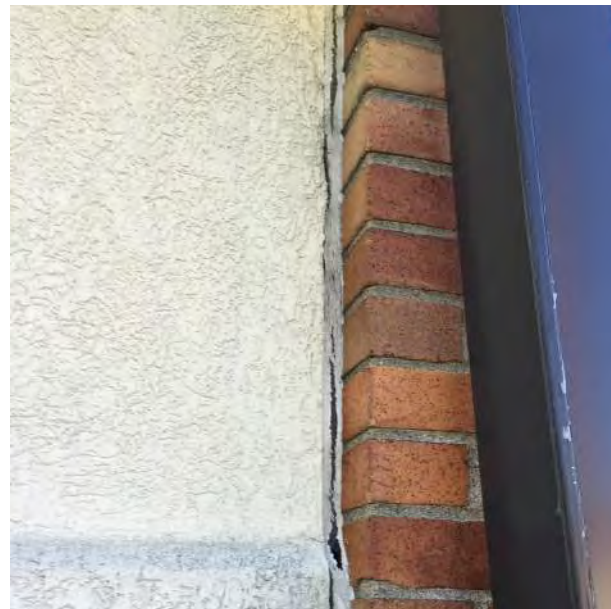
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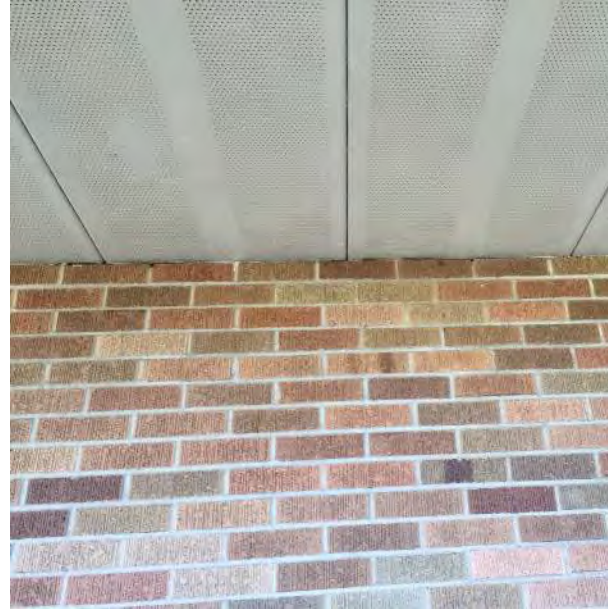
Building Exterior

- Tuck point brick, remove mortar at joints, clean and reseal limestone sills.
- Clean and re-coat EIFS
- Replace louver

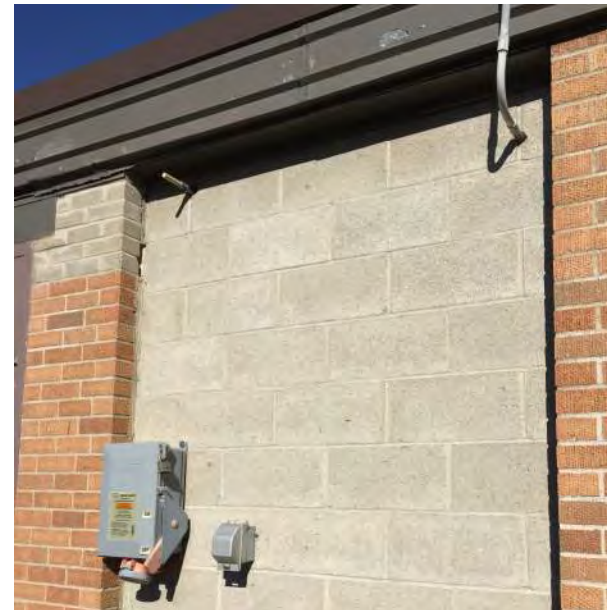
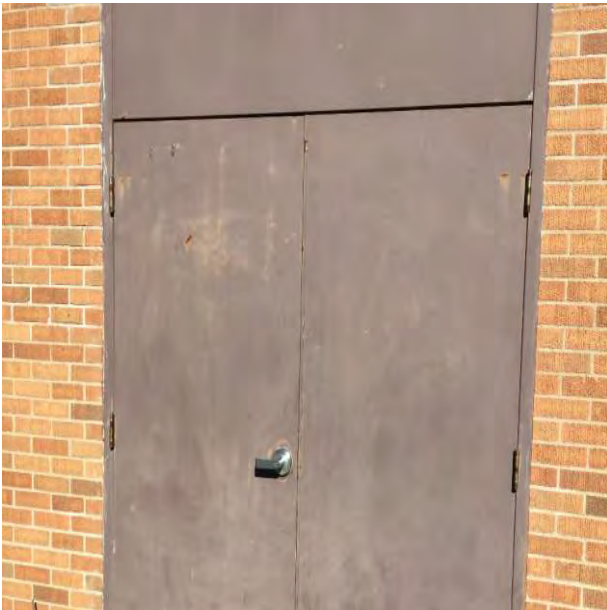


- Replace joint sealant at all areas where EIFS meets brick
- Replace EIFS flashing.





- Replace and level concrete patio at courtyard
- Replace damaged sill.



- Repaint door and frame at boiler room - Courtyard door
- Replace door and hardware at boiler house



International Academy at Hull

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Building Exterior

- Canopy at North end of west wing: replace posts, prep and paint steel. Replace light with LED fixture.
- Clean and repair brick damaged by runoff



- Replace light fixture at North entry canopy and repair/re-paint soffit
- West elevation: fascia paint finish is peeling





- Replace door at gymnasium and add railing to steps.
- Remove trees encroaching at West elevation



- Replace concrete walks and curb at West drop off drive and entrance.
- Mill and recoat asphalt drive



MEP Systems

Equipment	Location	Service Area	Visual Condition A - Good B - Fair C - Poor	Date Installed	Median Service Life	Age	Service Life Remaining	Comments	Recommendations	Costs	Planning: I - Immediate: 1-2 years S - Short term: 2-5 years F - Future: 5-10 years
Johnson gas fired, fire-tube hot water boiler system (1,570mbh input)	Boiler Room	Entire Facility	B	1997	25	19	6	The boiler is 19 years old and in good condition.	Do not necessarily need to replace boiler at this time. However, in the long run it might deliver enough energy savings payback to justify.	\$72,000	F
Trane Classroom Unit Ventilators (CUVs)	Classrooms	Classrooms	B	1997	20	19	1	Horizontal CUVs are at life cycle.	Replace (33) horizontal HW CUVs with vertical hot water CUVs containing economizers for free cooling during fall/spring weather.	\$564,000	S
Heat / Vent Unit (HV)	Multipurpose Room	Multipurpose Room	C	1997	20	19	1	Air handling units are at life cycle.	Replace (2) HV units with new hot water HV units containing economizers for free cooling during fall/spring weather.	\$30,000	S
Trane / Vykon Energy Management System	Boiler Room	Entire Facility	C	1997	15	19	0	A Vykon Jace front end controller (unplugged, not in use) was installed for remote communications replacing Trane BCU. Old Trane PCM controllers on units are obsolete and the software version is no longer supported by Trane.	Install complete new BAS system to control building systems and provide remote access for monitoring and efficient troubleshooting.	\$150,000	I
Window Air Conditioners	Exterior windows	(2) north offices, (2) south offices.	C	1997	10	19	0	Window air conditioners have exceeded their life cycle.	Install (4) new window air conditioners.	\$8,000	I
Exhaust Fans	Roof	Restrooms	C	1997	20	19	1	Exhaust fans have reached their life cycle.	Replace (3) rooftop exhaust fans and (2) sidewall exhaust fan.	\$10,000	I
									Total Heating Plant Improvements	\$834,000	
Central Air Conditioning	None currently installed	Entire Facility		N/A	N/A	N/A	N/A	The cost and approach to this option has been estimated as a one-time all inclusive heating and air conditioning project. To split off the central air conditioning portion of the project to be installed at a later date would multiply the costs significantly.	150-ton packaged air-cooled chiller be set outside, 6" chilled water piping be installed from the chiller into the building as we;; as additional distribution piping to the classrooms throughout the facility, cooling coils be added to the classroom unit ventilators and the multipurpose room air handling unit and appropriate electrical power and temperature controls work be performed.	\$400,000-425,000 also requires electrical upgrades of \$50,000	S
									Total Central Air Conditioning Improvements	\$450,000-500,000	
Plumbing Fixtures	Restrooms	Restrooms	B	1997	100	19	0	The fixtures appear to be intact, but should install touchless faucets and flush valves.	Replace (45) faucets and flush valves with 'touchless' actuators on water closets, lavatories, and urinals.	\$15,000	S
Plumbing Piping	Plumbing Chases, Boiler Room & Pipe Tunnels	Restroom Fixtures	B	1955 / 1969	50	47	3	The piping no significant leaks or problems.	Do not replace plumbing piping.	\$0	-
Electric Water Heaters (Whirlpool)	Boiler Rooms West and East	Lavatories in Restrooms and sinks in Kitchen and Teacher's Lounge	B	2011	10	5	5	Water heater appears to be in good shape.	Keep existing electric water heater For another 5 yrs.	\$0	F
									Total Plumbing System Improvements	\$15,000	

Equipment	Location	Service Area	Visual Condition A - Good B - Fair C - Poor	Date Installed	Median Service Life	Age	Service Life Remaining	Comments	Recommendations	Costs	Planning: I - Immediate: 1-2 years S - Short term: 2-5 years F - Future: 5-10 years
Power panels	The main disconnect and distribution panel is in a janitor's closet, with panels throughout the facility	The entire facility	C	Original	20			The entire power distribution system is beyond its service life, and is not suitable for the power needs of today's schools. Part of the internal cover of the main distribution panel is missing leaving the ground bus exposed	Replace entire power distribution system	\$415,000	I
Power distribution - feeders	Throughout the building	The entire facility	C	Original	30			The entire power distribution system is beyond its service life, and is not suitable for the power needs of today's schools.	Replace entire power distribution system	Included above	I
Power distribution - branch circuits	Throughout the building	The entire facility	C	Original	20			The entire power distribution system is beyond its service life, and is not suitable for the power needs of today's schools.	Replace entire power distribution system	Included above	I
Control equipment (contactors, time switches, etc.)	Next to panel on stage	Exterior lighting	C	Original	20			The entire power distribution system is beyond its service life, and is not suitable for the power needs of today's schools.	Replace entire power distribution system	Included above	I
Branch circuit devices (switches, receptacles, etc.)	Throughout the building	The entire facility	C	Original	20			The entire power distribution system is beyond its service life, and is not suitable for the power needs of today's schools.	Replace entire power distribution system	Included above	I
Lighting control occupancy sensors	None								Provide new occupancy sensors to control new lighting	\$46,000	S
Light fixtures - interior	Throughout the building	The entire facility	C		20			Light fixtures use less efficient fluorescent lamps, and many do not work and look aged	Replace all interior light fixtures with new LED type	\$206,000	S
Exit lights	Throughout the building	The entire facility	B		25				Provide new exit light fixtures throughout facility	Included with interior lighting	S
Emergency lights	Throughout the building	The entire facility			25			Emergency lighting is provided by emergency ballasts in light fixtures in corridors	Provide all new emergency lighting as part of light fixture replacement	Included with interior lighting	S
Light fixtures - exterior	on exterior of building and parking lot	Exterior of building and parking lot	C		15			Exterior light fixtures are wall pack type using HID lamps, some are damaged and the rest are showing their age. The parking lot lights are pole mounted 'cobra heads' likely using HID lamps as well. These are inefficient and aged.	Replace exterior lighting with new LED type and add fixtures to provide good security lighting	\$19,000	I
Fire alarm system	Throughout the building	The entire facility	A		20			The fire alarm control panel is manufactured by FCI and looks fairly new.	Maintain fire alarm control panel	0	-
Fire alarm devices	Throughout the building	The entire facility	A		20			Fire alarm devices look to be fairly new and give adequate coverage	Maintain fire alarm devices	0	-
									Total Electrical System Improvements	\$686,000	

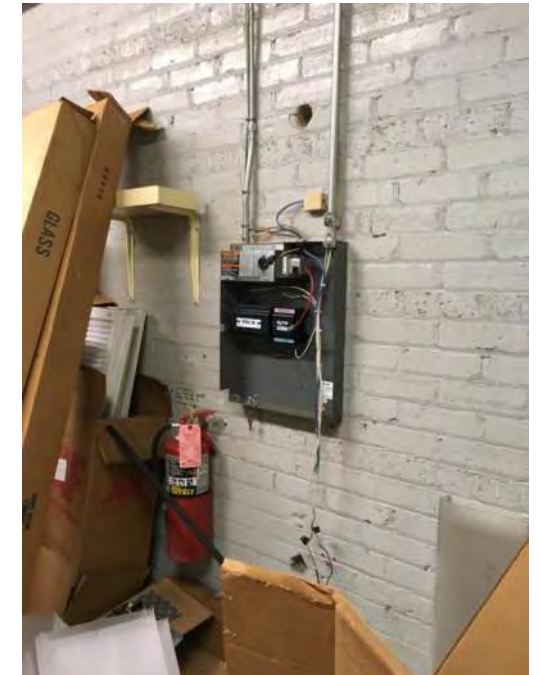


MEP Systems

- 1994 Hot water boiler - East boiler room
- Hot water pumps - East boiler room
- Combustion air louver - with shut-off damper



- Boiler vent breeching - good condition
- Trane boiler plant controller
- Jace remote communication panel - Unplugged





- Electric water heater
- Hot water system expansion tank
- Gymnasium heating-ventilating unit



- Electrical main distribution panel
- Dangerous electrical distribution panel
- typical classroom unit ventilator

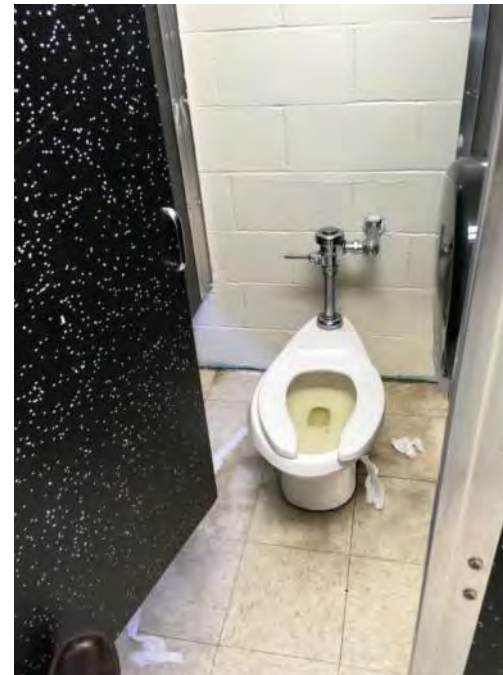


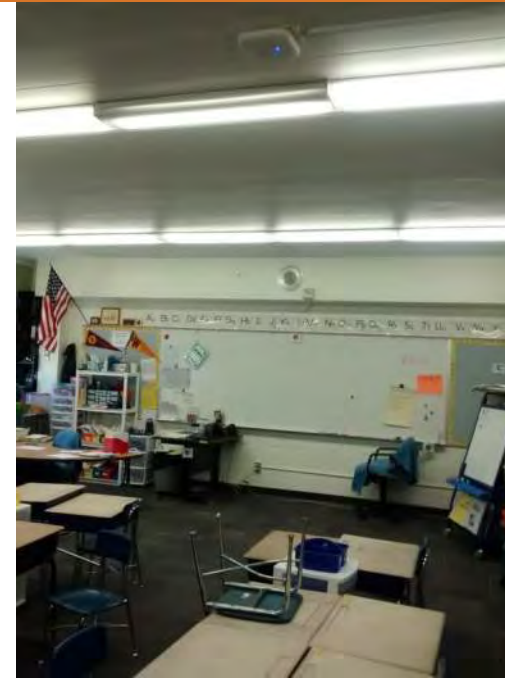
MEP Systems

- Girls restroom water closet - manual flush
- Girls restroom lavatories - manual faucets
- Boys restroom lavatories - manual faucets

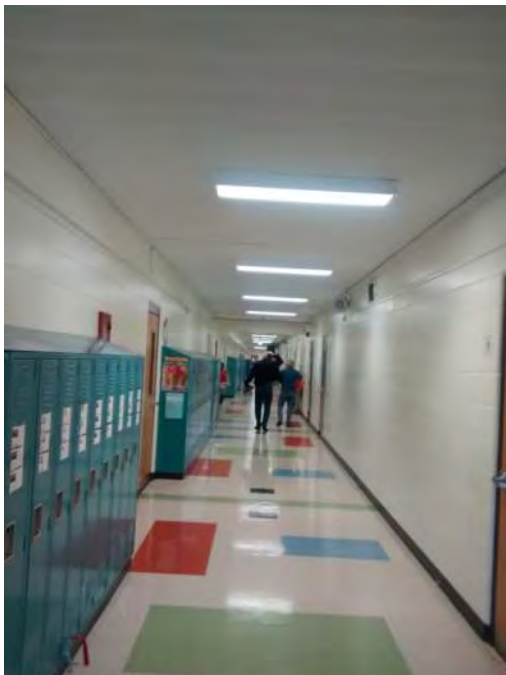


- Boys restroom urinals - manual flush
- Boys restroom water closet - manual flush





- Exterior Light
- Restroom lights
- Classroom lights



- Corridor Lights
- Fire alarm panel
- Exit sign



Building Interior

Room Number	Room Name	Current Square Footage	Type of Space	Visual Condition A - Good B - Fair C - Poor	Last Renovation	Seating Count	Type of Furnishings	Room Amenities	Technology (Full Smart) (Semi Smart)	Lighting	Mechanical	Remarks / Cost (Tier 1) \$1-\$10,000 (Tier 2) \$10,001-\$23,000 (Tier 3) \$23,001 +	Tier	Planning: I - Immediate: 1-2 years S - Short term: 2-5 years F - Future: 5-10 years
100	Vestibule	48	Circulation	A	2010			Walk off carpet		Surface mounted 1x4 cased fluorescent lights	Surface mounted fan coil			
101	North South Corridor	2631	Circulation	A	Lights and Floor 2010			Leaky Drinking Fountain, 4 lockers		Surface mounted 1x4 wrap fluorescent lights		Touch up paint, \$500. ceiling, repaint lockers 5-10 years \$3,000-\$4,000	1	F
1	Classroom	735	Classroom	A	2010	35	Tables, desks, chairs, and shelving	smart board, television, closet		Surface mounted 1x4 wrap fluorescent lights	Unit ventilator, 10 years left, fin tube radiator	Need screens and blinds \$500-\$1,000	1	I
2	Classroom	755	Classroom	A	2010	35	Tables, desks, chairs, and shelving	smart board, television, closet, WiFi,	WiFi	Surface mounted 1x4 wrap fluorescent lights	Unit ventilator, 10 years left, fin tube radiator	Need screens \$500 and blinds \$1,000	1	I
3	Classroom	755	Classroom	A	2010	25	Tables, desks, chairs, and shelving	Smart board, closet, WiFi	WiFi	Surface mounted 1x4 wrap fluorescent lights	Unit ventilator, 10 years left, fin tube radiator	Need fixture wrap lenses \$500, touch up paint \$200. Need screens \$500, and blinds \$1,000	1	I
4	Classroom	755	Classroom	A	2010		Tables, desks, chairs, and shelving	Smart board, closet, WiFi		Surface mounted 1x4 wrap fluorescent lights	Unit ventilator, 10 years left, fin tube radiator	Need screens \$500 and blinds \$1,000	1	I
102	Girls Restroom	175	Restroom	B				Toilet partition, window		Same	fin Tube no cover exhaust grille	No exhaust fans \$2,000, replace toilet partitions \$4,000, missing tile \$300	1	I
103	Mechanical	541	Equipment	B				New piping insulation		Same				
104	Janitor	115	Custodial	B			Shelving	Utility sink		Open 1x4 Fluorescent		Paint walls \$200	1	I
105	Boys Restroom	175	Restroom	B				Toilet partition				No exhaust fans \$2,000, missing tile at corner \$200	1	I
5	Computer Lab	755	Computers	A	2010	29	tables, chairs, shelving	Computers, television, WiFi, smart board	Drop ceiling	Recessed 2x4 fluorescent troffer lensed	Unit ventilator and fin tube radiator	Additional power, floor repair minor, vinyl base, carpet, screens, and blinds \$1,500	1	I
6	Classroom	755	Classroom	A	2010	11	tables, shelves, chairs, desks	Television, smart board, Wifi, white board		surface mounted, recessed 2x4 fluorescent troffer lensed	Unit ventilator and fin tube radiator	Touch up paint \$200. needs screens \$500, and blinds \$1,000	1	I

Room Number	Room Name	Current Square Footage	Type of Space	Visual Condition A - Good B - Fair C - Poor	Last Renovation	Seating Count	Type of Furnishings	Room Amenities	Technology (Full Smart) (Semi Smart)	Lighting	Mechanical	Remarks / Cost (Tier 1) \$1-\$10,000 (Tier 2) \$10,001-\$23,000 (Tier 3) \$23,001 +	Tier	Planning: I - Immediate: 1-2 years S - Short term: 2-5 years F - Future: 5-10 years
7	Classroom	755	Classroom	A	2010	28	tables, shelves, chairs, desks	Television, smart board, WiFi, white board		surface mounted, recessed 2x4 fluorescent troffer lensed	Unit ventilator and fin tube radiator	Needs screens \$500 and blinds \$1,000	1	I
8	Classroom	755	Classroom	A	2010	26	tables, shelves, chairs, desks	Television, smart board, WiFi, white board		surface mounted, recessed 2x4 fluorescent troffer lensed	Unit ventilator and fin tube radiator	Touch up paint \$200. needs screens \$500, and blinds \$1,000	1	I
9	Classroom	759	Classroom	A	2010	30	tables, shelves, chairs, desks	Television, smart board, WiFi, white board		surface mounted, recessed 2x4 fluorescent troffer lensed	Unit ventilator and fin tube radiator	Touch up paint \$200. threshold \$200, screens \$500, and blinds \$1,000	1	I
106	Girls Restroom	154	Restroom	C				Toilet partitions			New radiator cover	No exhaust fans \$2,000, no exhaust fan grille, new floor \$2,000	1	I
107	Janitor Closet	46	Custodial									no access		I
108	Boys Restroom	167	Restroom	C						Recessed 2x4 Fluorescent	Replace Exhaust Grilles, new radiator cover on fin tube	Needs door at alcove \$1,000, no grille at exhaust fan chase \$500, caulk at sinks \$100, replace cove at alcove \$100	1	I
11	Classroom	761	Classroom	A	2010	28	Chairs, tables, desks, shelves			Recessed 2x4 fluorescent troffer lensed	Replace Exhaust Grilles, new radiator cover on fin tube	Touch up paint \$200. Screens \$500, and blinds \$1,000	1	I
10	Classroom	755	Classroom	A	2010	28	Chairs, tables, desks, shelves	Television, smart board, WiFi, white board	Full Smart	Surface mounted Fluorescent		Touch up paint \$200. Screens \$500, and blinds \$1,000	1	I
13	Classroom	761	Classroom	A	2010	30	Chairs, tables, desks, shelves	Television, smart board, WiFi, white board		Surface mounted Fluorescent		Touch up paint \$200, lights failing \$500, carpet mold	1	I
12	Classroom	755	Classroom	A	2010	30	Chairs, tables, desks, shelves	Television, smart board, WiFi, white board		Surface mounted Fluorescent		Touch up paint \$500, lights failing, carpet mold \$500, missing light wraps \$500.	1	I



Building Interior

Room Number	Room Name	Current Square Footage	Type of Space	Visual Condition A - Good B - Fair C - Poor	Last Renovation	Seating Count	Type of Furnishings	Room Amenities	Technology (Full Smart) (Semi Smart)	Lighting	Mechanical	Remarks / Cost (Tier 1) \$1-\$10,000 (Tier 2) \$10,001-\$23,000 (Tier 3) \$23,001 +	Tier	Planning: I - Immediate: 1-2 years S - Short term: 2-5 years F - Future: 5-10 years
14	Classroom	761	Classroom	A	2010		None	Television, smart board, WiFi, white board				MOLD ON FLOOR! Remediation in progress	1	I
109	Storage	494	Storage	B			Shelving			Utility fluorescent	None			
110	Corridor	984	Circulation	A			Lockers	Walk off Carpet at East End		Surface mounted 1x4 fluorescent cased	fin Tube	Vinyl base repair, window top has water damage \$1,000, paint North wall \$500.	1	I
16	Classroom	900	Classroom	A			Chairs, tables, desks, shelves	Television, smart board, WiFi, white board		Surface mounted 1x4 fluorescent cased	fin Tube	Replace stained carpet \$300, Refinish wood door \$100	1	I
15	Classroom	900	Classroom	A			Chairs, tables, desks, shelves	Television, smart board, WiFi, white board		Surface mounted 1x4 fluorescent cased	fin Tube	MOLDY CARPET, lights missing lenses \$300	1	I
17	Classroom	900	Classroom	A			Chairs, tables, desks, shelves	Television, smart board, WiFi, white board		Surface mounted 1x4 fluorescent cased	fin Tube	Lights need replacement \$2,000	1	I
111A	Janitor	984	Custodial	B			Janitor Sink			Surface mounted Open	Exhaust not working	Main power panel 4, repaint \$200	1	I
111	East-west Corridor	1512	Circulation	A				Drinking fountain, bulletin board, walk off carpet at West, Television monitor		Cased Surface mounted 1x4 fluorescent		Need vinyl base at storefront \$100, leaky drinking fountain \$300	1	I
112	Utility / Office	214	Office	C		2	Desks, chairs, cabinets	Shower		Cased Surface mounted 1x4 fluorescent	fin Tube Radiator	Repaint walls & floor \$700	1	I
112A	Storage	62	Storage	B								Repaint walls & floor \$150	1	I

Room Number	Room Name	Current Square Footage	Type of Space	Visual Condition A - Good B - Fair C - Poor	Last Renovation	Seating Count	Type of Furnishings	Room Amenities	Technology (Full Smart) (Semi Smart)	Lighting	Mechanical	Remarks / Cost (Tier 1) \$1-\$10,000 (Tier 2) \$10,001-\$23,000 (Tier 3) \$23,001 +	Tier	Planning: I - Immediate: 1-2 years S - Short term: 2-5 years F - Future: 5-10 years
113A	Vestibule	27	Circulation	C								base, new floor \$300, paint door, and frame \$100	1	I
113B	Gymnasium Storage	52	Storage	A			Shelving			Surface mounted 1x4 florescent		Paint exterior door and frame \$100	1	I
113C	Kitchen	309	Kitchen	B						Surface mounted 2x4 florescent, need wrap	fin. Tube Radiator	Paint door, frame, and ceiling \$300	1	I
113D	Locker Vestibule	27	Circulation	C						Surface mounted decorative		Replace VAT floor \$300, new light \$200, paint walls and ceiling \$300	1	I
114	Laundry & Storage	202	Utility	C				Washer and Dryer		Surface mounted 1x4 florescent	fin. Tube Radiator	Paint walls \$300, new floor \$200, need light wrap \$300	1	I
115	Stage	804	Assembly	B								Steps recoat with durable flooring \$200. Needs lighting \$1,000	1	I
116	Office	213	Office	A	2010		Tables, chairs, white board	Air conditioning		18x48 old florescent	Mini split	Replace lights \$700	1	I
117	Office	231	Office	A	2010			Printer		18x48 old florescent	Mini split			
118	Staff Toilet	27	Restroom	B	2010					Wall 1x4 florescent		New flooring needed \$300, paint \$200		I
117A	Closet	11	Storage	B	2010		Shelves							
117B	Closet	10	Storage	B	2010		Shelves							
119	North South Corridor (West)	3338	Circulation	A	2010			Suspended Ceiling, Drinking Fountain		2x4 recessed florescent		Drinking fountain not working, and missing patch \$1,500. Paint touch up paint \$500. Replace locker side panel \$300	1	I



Building Interior

Room Number	Room Name	Current Square Footage	Type of Space	Visual Condition A - Good B - Fair C - Poor	Last Renovation	Seating Count	Type of Furnishings	Room Amenities	Technology (Full Smart) (Semi Smart)	Lighting	Mechanical	Remarks / Cost (Tier 1) \$1-\$10,000 (Tier 2) \$10,001-\$23,000 (Tier 3) \$23,001 +	Tier	Planning: I - Immediate: 1-2 years S - Short term: 2-5 years F - Future: 5-10 years
120	East-west Corridor	1147	Circulation	A	2010									
121	Janitor, Mechanical	118	Custodial	B			Shelves	Electrical Panels, Janitor Sink		Surface mounted 1x4 fluorescent no lens				
122	Girls Restroom	203	Restroom	A/B				Toilet partitions with Red paint		Recessed Fluorescent 2x4	Exhaust, fin Tube R	Replace toilet partitions \$4,000! Paint \$500.	1	I
123	Boys Restroom	203	Restroom	A				Toilet partitions		Recessed Fluorescent 2x4	Exhaust, fin Tube R	Ceiling tile replacement \$100, paint walls \$300, new cover at chase \$200 repaint grille \$200.	1	I
32	Classroom	1098	Classroom	A	2010	30	Tables, chairs, desks, shelving, coat hooks,	Television, smart board, WiFi, white board		Recessed Fluorescent 2x4	Unit Ventilator, Surface Mounted Electric	Stained ceiling tile \$100 needs replaced, screens \$500! Paint pipe cover \$200.	1	I
33	Computer Lab	858	Computers	A		32	desks, chairs	Television, smart board, WiFi, white board		Recessed Fluorescent 2x4	Unit Ventilator, Surface Mounted Electric	Blinds \$1,000 and screens \$500 needed, ceiling tile needs replacement \$200	1	I
31	Family Resources	1039	Conference	A	2010		Systems furniture, dividers	White Board		Recessed Fluorescent 2x4	Unit Ventilator, Surface Mounted Electric	Screens \$500, Blinds \$1000, and new hardware at doors \$400	1	I
31A	Speech	133	Office	A	Walls no carpet	5	Tables, chairs, desks			Recessed Fluorescent 2x4	Unit Ventilator, Surface Mounted Electric	Area rug- needs carpet \$500, New door hardware \$400	1	I
31B	Dual Language Office	94	Office	B	Walls no carpet	2	desk, systems furniture			Recessed Fluorescent 2x4	None	Surface Mounted Electric not working, needs carpet \$500 and new hardware at door \$400	1	I
31C	Berrien RESA	95	Office	B	Walls no carpet	4	tables, desks, chairs			Recessed Fluorescent 2x4	None	Surface Mounted Electric not working. No light switch! New hardware at door \$400	1	I
31D	Speech Therapy	96	Office	B	Walls no carpet		shelves			Recessed Fluorescent 2x4	None	Surface Mounted Electric, new hardware at door \$400	1	I

Room Number	Room Name	Current Square Footage	Type of Space	Visual Condition A - Good B - Fair C - Poor	Last Renovation	Seating Count	Type of Furnishings	Room Amenities	Technology (Full Smart) (Semi Smart)	Lighting	Mechanical	Remarks / Cost (Tier 1) \$1-\$10,000 (Tier 2) \$10,001-\$23,000 (Tier 3) \$23,001 +	Tier	Planning: I - Immediate: 1-2 years S - Short term: 2-5 years F - Future: 5-10 years
30	Family Resources, Classroom	900	Classroom	A	Walls no carpet 2010	26	Tables, chairs, desks, shelves	Smart Board, White Board, Television, no WiFi		Recessed Fluorescent 2x4	Unit Ventilator, Surface Mounted Electric	repair roof leak \$750, no outlets at West wall, screens \$500, blinds \$1000, new outlets at South East Corner	1	I
29	Classroom	1058	Classroom	A	2010	24	Tables, chairs, desks, shelves	Smart Board, White Board WiFi		Recessed Fluorescent 2x4	Unit Ventilator, Surface Mounted Electric	Missing raceway electrical cover \$200, door does not lock \$100	1	I
28	Classroom	1009	Classroom	A		28	Tables, chairs, desks, shelves	Smart Board, White Board, Television, WiFi		Recessed Fluorescent 2x4	Unit Ventilator, Surface Mounted Electric	Refinish partition screens \$200, paint partition and CMU South wall , ceiling tile replace 50, repair North Wall \$1,000 , and Paint \$300	1	I
26	Classroom	1255	Classroom	A	2010	30	Desks, chairs, tables, shelves	Smart board, White board, WiFi, television		Recessed Fluorescent 2x4	Unit Ventilator	Repaint Doors and frames, ceiling tile replaced 50, screens \$300 and blinds \$1,000	1	I
27	Kindergarten	1098	Classroom	A	2010	40	Desks, chairs, tables, shelves	Smart board, white board, WiFi		Recessed Fluorescent 2x4	Unit Ventilator	Repaint Doors and frames \$300, screens and blinds needed, stained ceiling tile	1	I
124	Corridor	246	Circulation	A						Recessed Fluorescent 2x4	Unit Ventilator	Repaint Doors and frames \$200, stained ceiling tile, thermostat repair \$200, VCT repair at threshold \$100, repair ceiling paint \$300	1	I
125A	Staff Corridor	55	Lounge	A						Surface mounted Fluorescent 1x4		Repaint Doors and frames \$100	1	I
125B	Staff Lounge	281	Lounge	B			Tables, chairs, files, refrigerator, microwave	copier		Surface mounted Fluorescent 1x4	Through wall A/C	Repaint Doors and frames \$100, Screens \$300, needs vinyl base \$100, new lights \$600, and floor \$1,000	1	I
125C	Staff Restroom	55	Restroom	C						2x2 Recessed fluorescent	No Exhaust	Repaint Doors \$200 and frames, remodel ceiling \$300, floor needs base \$100, Non ADA, needs fixtures \$1,000	1	I
125D	Staff Closet	23	Storage	C						2x2 Recessed fluorescent	No Exhaust	Remodel ceiling \$300, floor needs base \$100	1	I



Building Interior

Room Number	Room Name	Current Square Footage	Type of Space	Visual Condition A - Good B - Fair C - Poor	Last Renovation	Seating Count	Type of Furnishings	Room Amenities	Technology (Full Smart) (Semi Smart)	Lighting	Mechanical	Remarks / Cost (Tier 1) \$1-\$10,000 (Tier 2) \$10,001-\$23,000 (Tier 3) \$23,001 +	Tier	Planning: I - Immediate: 1-2 years S - Short term: 2-5 years F - Future: 5-10 years
24	Classroom	829	Classroom	A	2010	36	Rec shelving, tables, chairs	Smart board, Television, WiFi, white board		Recessed 2x4 fluorescent troffer lensed	Unit Ventilator	Repaint Door and frame \$100, needs screens \$500 and blinds \$1,000, replace 10 ceiling tiles near exterior wall \$150	1	I
25	Classroom	775	Classroom	A	2010	20	Rec storage, tables, chairs,			Recessed 2x4 fluorescent troffer lensed	Unit Ventilator	Repaint Doors and frames \$100, screens \$500, blinds \$1,000, ceiling tile replace 50	1	I
22	Classroom	829	Classroom	A/B	2010	30	Tables, chairs, shelves	Smart board, whiteboard, WiFi, television		Recessed fluorescent troffer lensed	Unit Ventilator	Broken window \$300, leaks and moisture issues at exterior wall, replace sills \$500, clean up and repaint block \$300, window repairs, hardware \$500. Screens \$500, and blinds \$1,000	1	I
23	Classroom	775	Classroom	A	2010	40		Smart board, White board, WiFi, television			Unit Ventilator, lights out on thermostat	Replace carpet tiles \$100, roof leak, exp. Phone jack \$100, repaint, paint door \$100. Screens \$500, and blinds \$1,000.	1	I
20	Classroom	829	Classroom	A	New paint 2015?	36	Desks, tables, chairs, shelves, built-ins at window	Smart board, white board, WiFi, 2x2 ceiling		Recessed fluorescent troffer lensed	Unit Ventilator, old deep cabinet	Open wire raceways \$200, outlet missing plate \$100. Screens \$500, and blinds \$1,000.	1	I
21A	Library	962	Library	A	2010	30	Shelving, stacks, circulation desk, tables, chairs	Monitor, storage		Recessed fluorescent troffer lensed	Unit Ventilator	Hardware needs adjusting, 4 replacement ceiling tiles needed, door glazing trim needed \$300. Screens \$500, and blinds \$1,000.	1	I
21B	Library Storage	56	Storage	B			Rack	Access control, and security		Surface mounted Fluorescent 1x4	Unit Ventilator	Replace door and lock \$1,000, needs vinyl base \$50.	1	I
21C	Library Storage	121	Storage	B			Shelving			2 Surface mounted Fluorescent 1x4				
126	Boys Restroom	337	Restroom	C				Toilet Partitions		Open 4 Tube Fluorescent	fin Tube Radiator	replace floor and base \$2,500, exhaust fan \$1,500, louver missing \$200. New mirror \$200, paint walls \$500	1	I

Room Number	Room Name	Current Square Footage	Type of Space	Visual Condition A - Good B - Fair C - Poor	Last Renovation	Seating Count	Type of Furnishings	Room Amenities	Technology (Full Smart) (Semi Smart)	Lighting	Mechanical	Remarks / Cost (Tier 1) \$1-\$10,000 (Tier 2) \$10,001-\$23,000 (Tier 3) \$23,001 +	Tier	Planning: I - Immediate: 1-2 years S - Short term: 2-5 years F - Future: 5-10 years
127	Girls Restroom	314	Restroom	C				Toilet Partitions		Open 4 Tube Fluorescent	fin Tube Radiator	Rebuild soffit \$1,000, mirrors \$400, floor base \$100, exhaust fan not working \$2,000 Graffiti at toilet partitions \$1,500.	1	I
19	Classroom	1006	Classroom	A	2010	36	Tables, chairs, built-in at windows	White board, WiFi, storage closet		Open 1x4 Fluorescent, no lenses	Unit Ventilator	Mold present: clean carpet. More outlets needed \$2,000. Screens \$500, and blinds \$1,000. Add covers for lights \$2,000.	1	I
19A	Restroom	53	Restroom	A										
18	Classroom	53	Classroom	A	2010	34	Tables, chairs, desks, shelves, built-ins	Smart boards, WiFi, white board, television		1x4 fluorescent open no wrap lenses	Unit Ventilator	Screens \$500 and blinds \$1,000 needed, more electrical outlets \$2,000. Covers for lights \$2,000	1	I
128	Main Office	336	Office	A	2010	3	Desk, tables, chairs, files, counter	Wall Air conditioner		Open surface mounted 2x4 fluorescent		Cover for one light - \$100	1	I
129	Office	85	Office	A		1	desk, chairs	Computer		2x4 Surface mounted fluorescent lens wrap				
130	Files and Copy	109	Storage	A			Shelves, files, desk	copier micro		1x4 fluorescent		Replace South shelving \$500	1	I
134	Staff Restroom	24	Restroom	B				fan on wall		1x4 fluorescent		Needs exhaust fan \$1,500, floor and base \$500, not ADA	1	I
132	Supplies	22	Storage	B			Shelving			1x4 fluorescent		Paint walls, shelving \$200	1	I
131	Principal Office	123	Office	A		3-Feb	Desk, chairs, shelves, files			1x4 fluorescent				



International Academy at Hull

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Building Interior

100 Vestibule

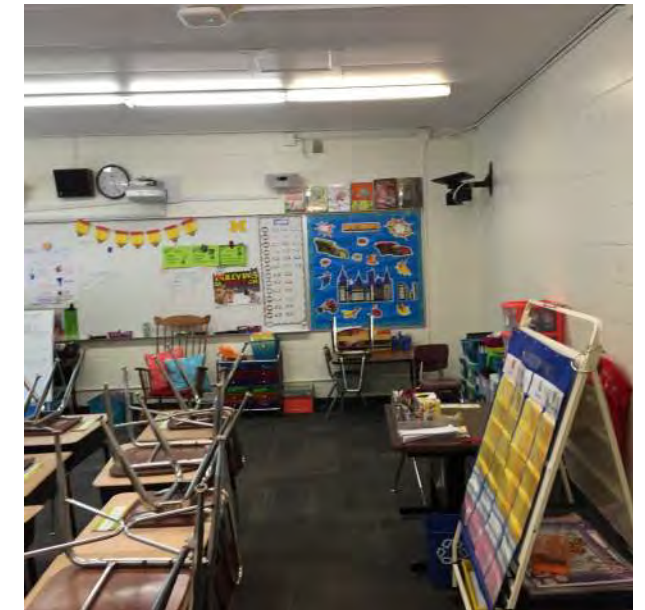
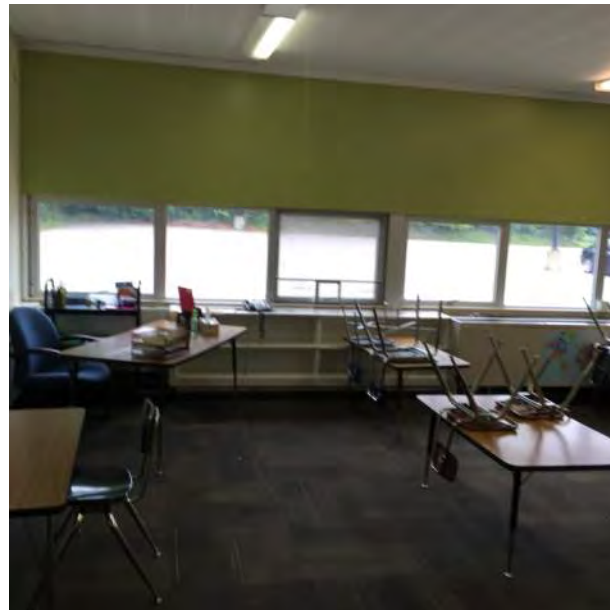
101 Corridor

1 Classroom



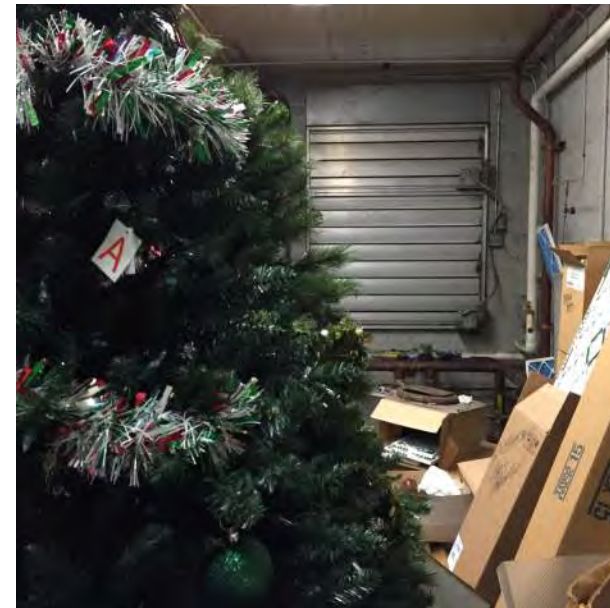
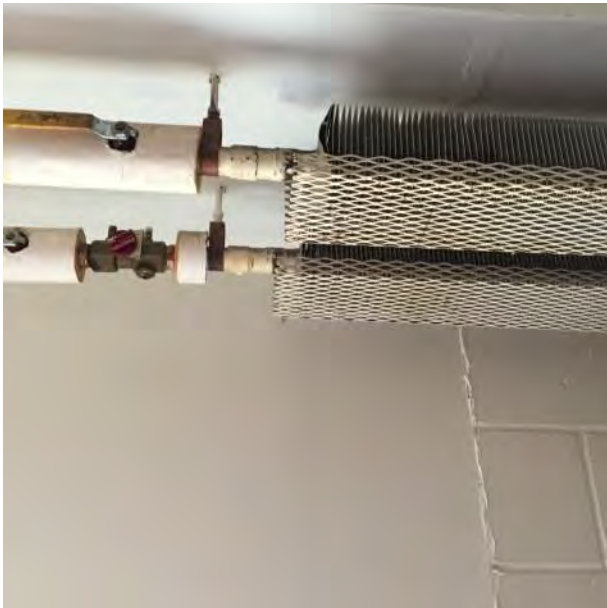
3 Classroom

7 Classroom





102 Girls Restroom



102 Girls restroom

101 Hall drinking fountain

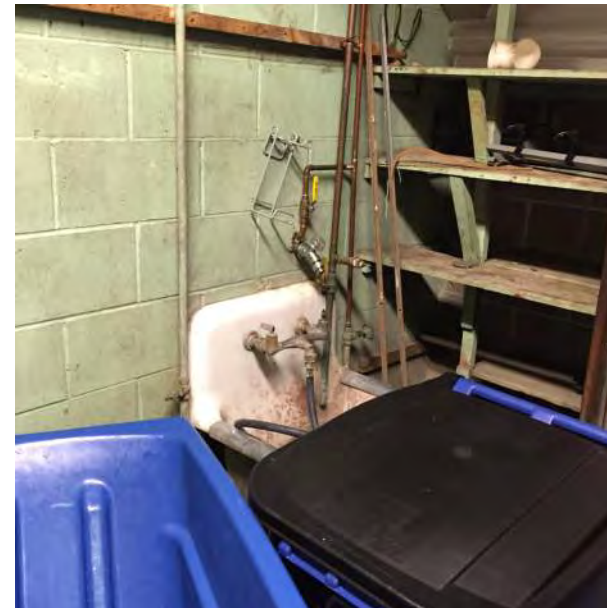
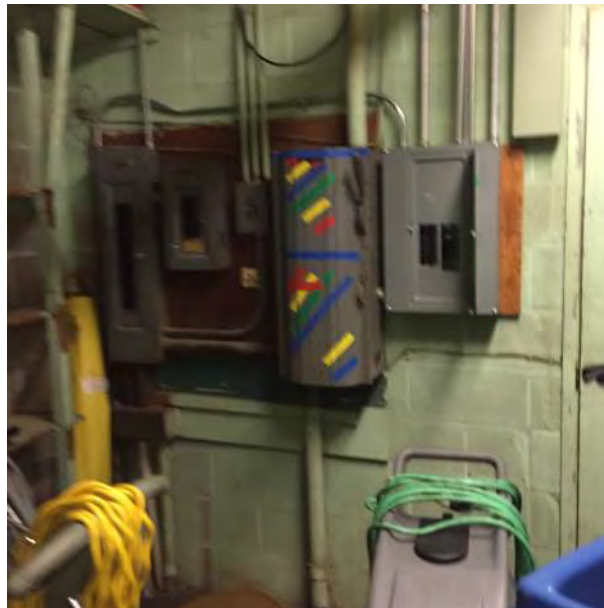
103 Mechanical

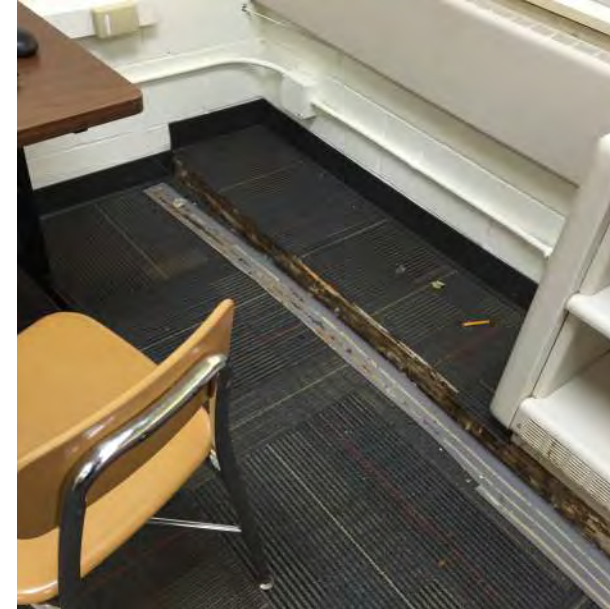


105 Boys Restroom

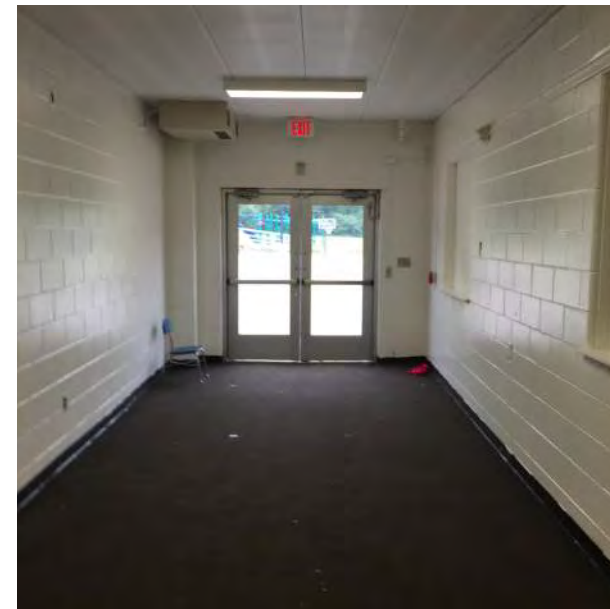
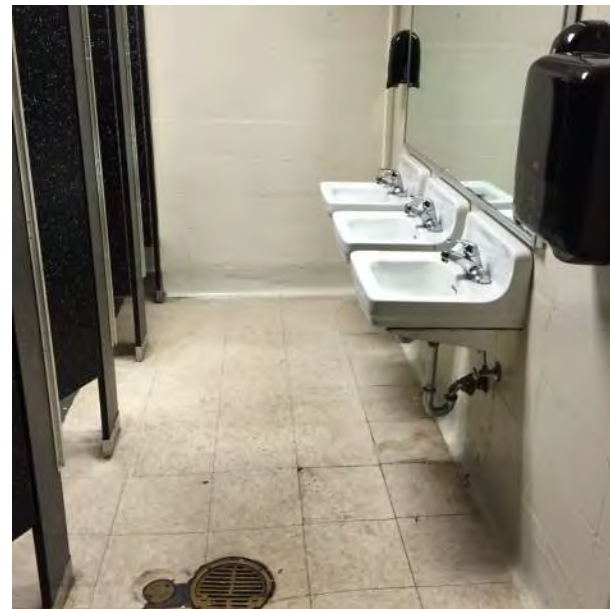
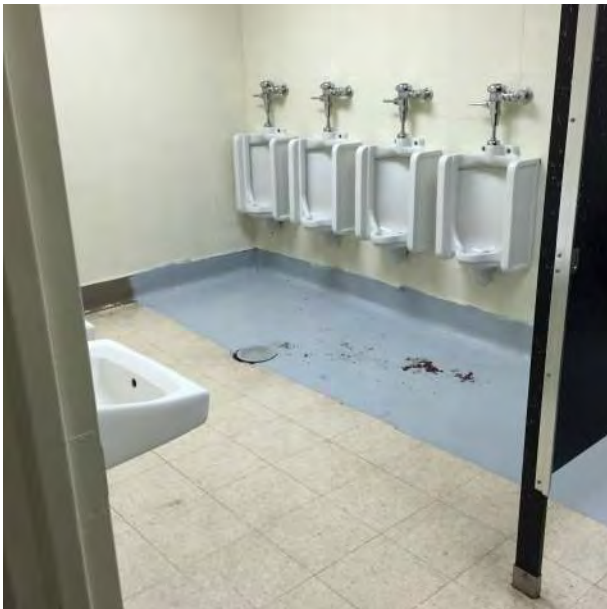


104 Janitor - typical





5 Computer Lab



108 Boys Restroom

111B Vestibule



Building Interior

9 Classroom

14 Classroom

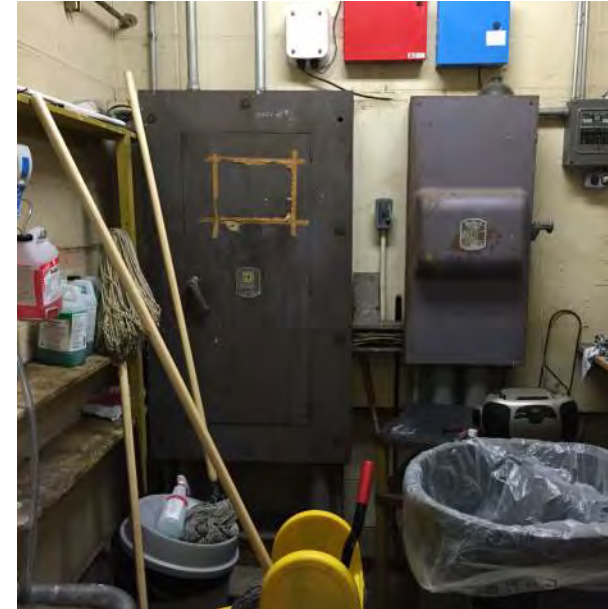
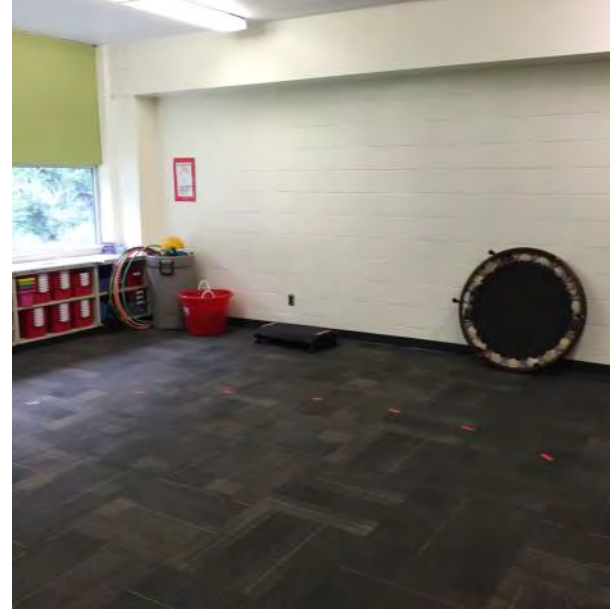


12 Classroom

109 Storage

16 Classroom

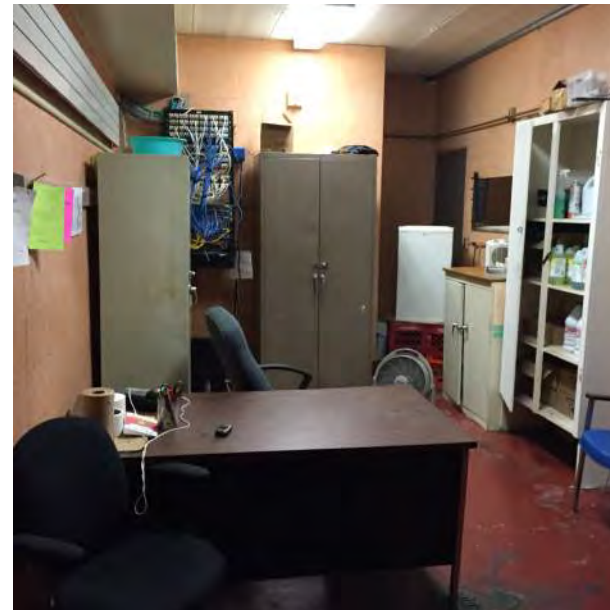
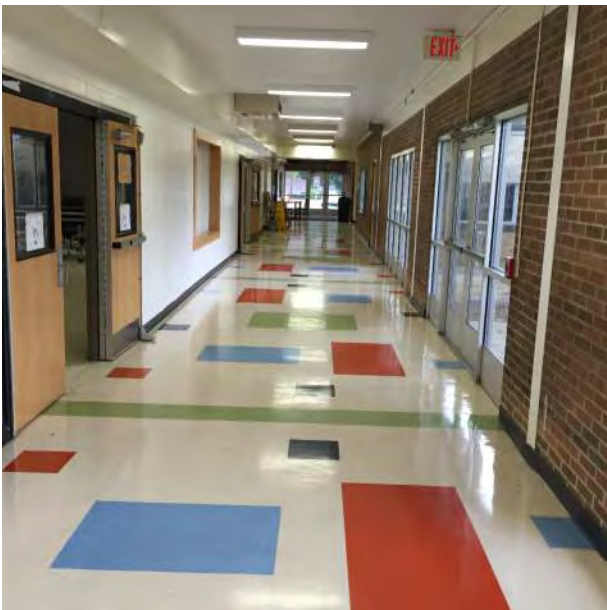




110 Corridor - lintel damage

16 Classroom

111A Janitor



111 Corridor

112 Office

114 Laundry & Storage



International Academy at Hull

224

Building Interior

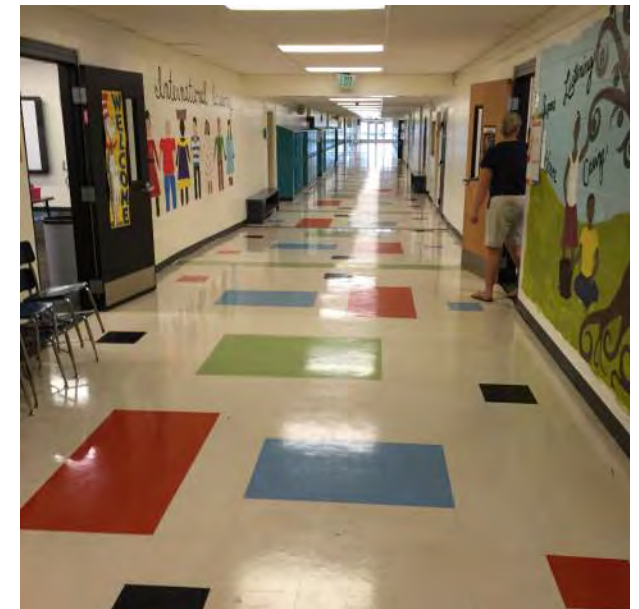
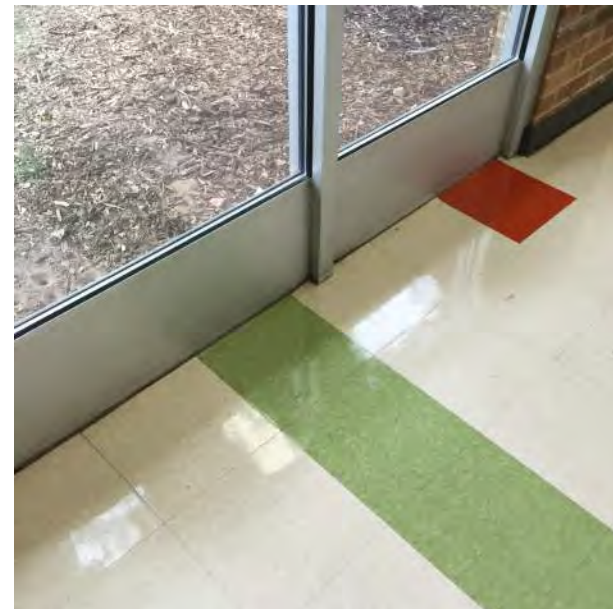
113 & 115 Gymnasium & Stage

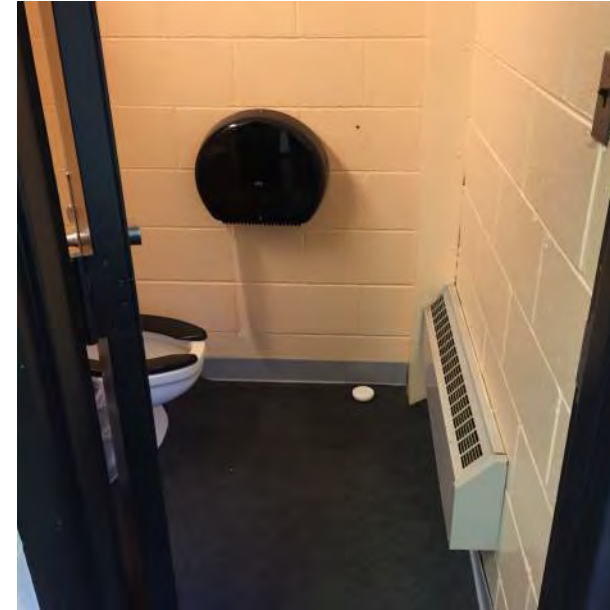
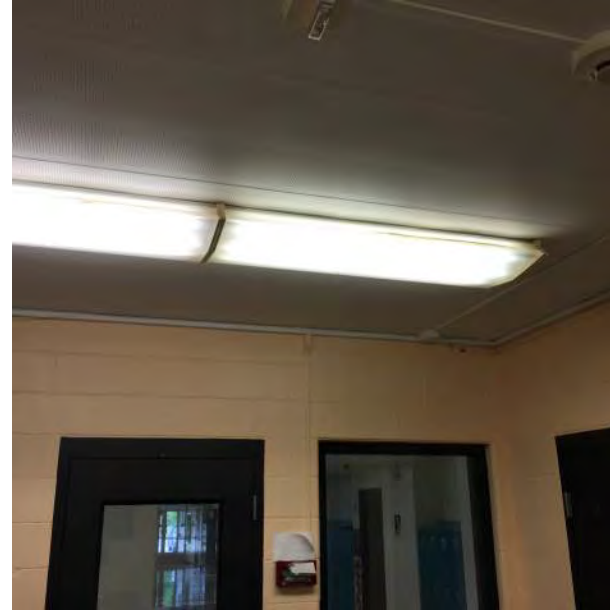
113C Kitchen



111 Corridor conditions

119 Corridor looking North

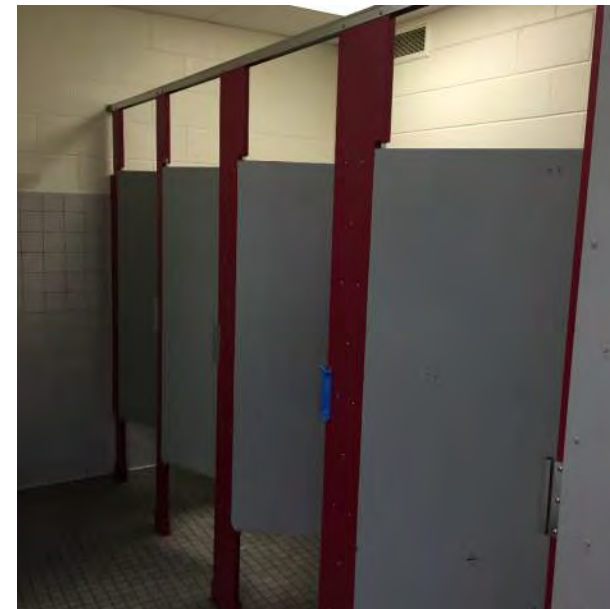
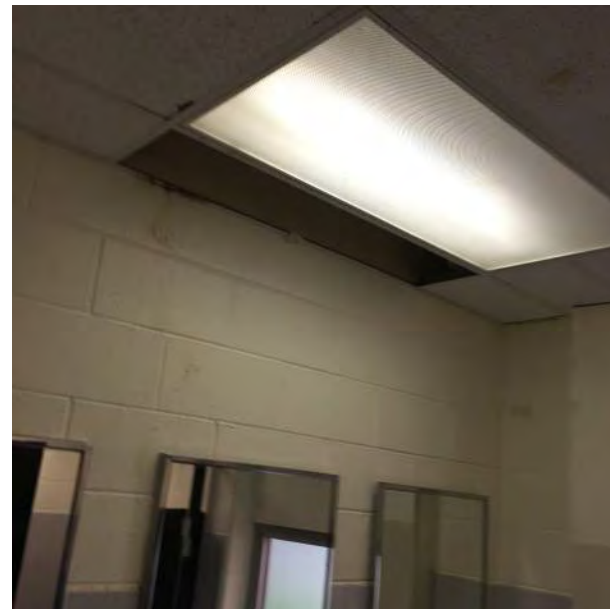
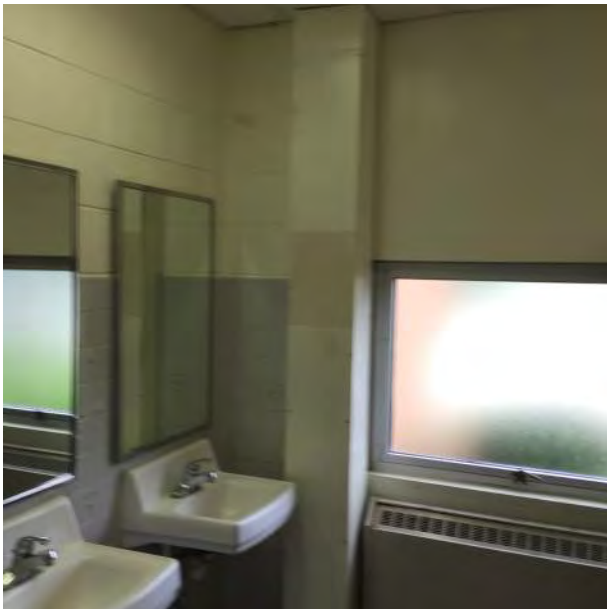




116 Office

117 Office

118 Staff Restroom



123 Boys Restroom

Boys Restroom ceiling

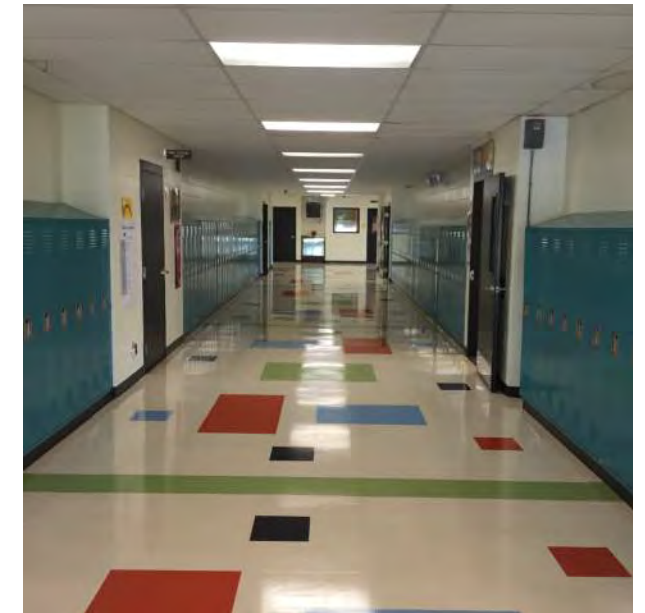
122 Girls Restroom



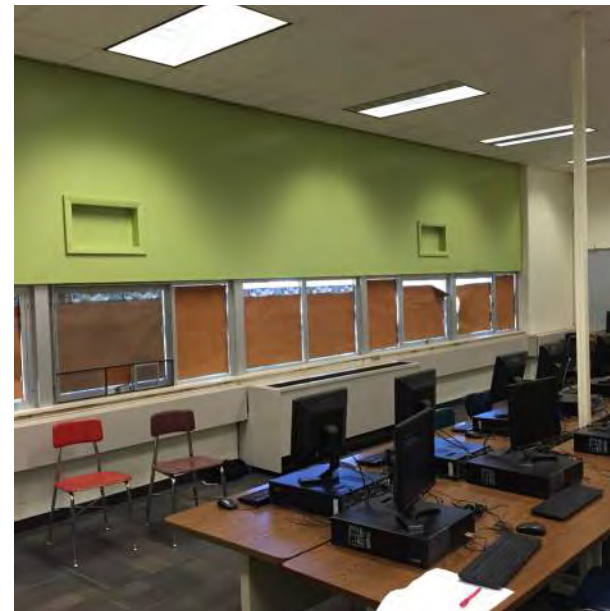
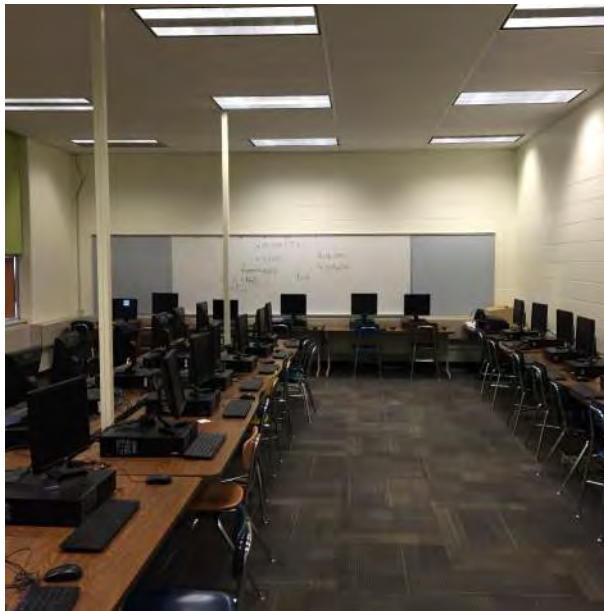
Building Interior

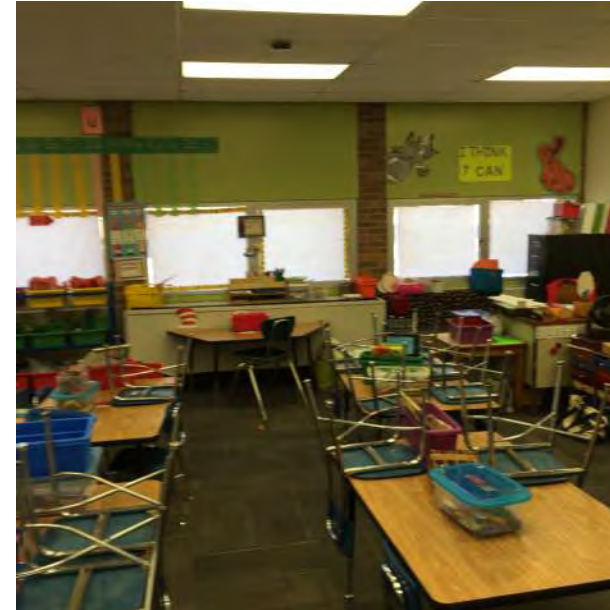
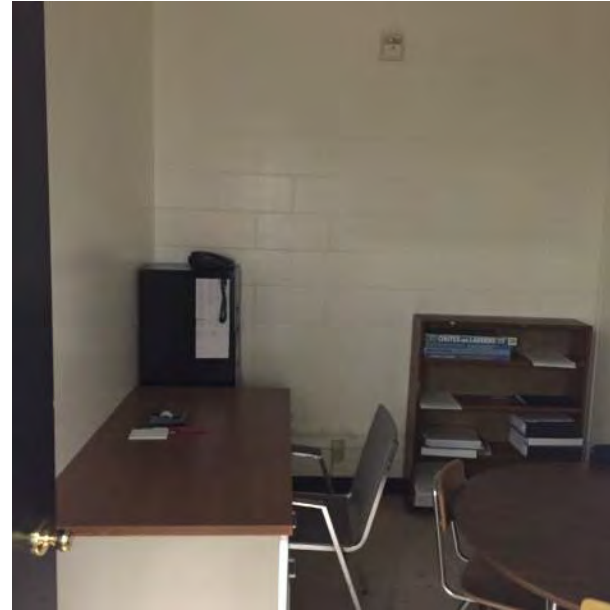
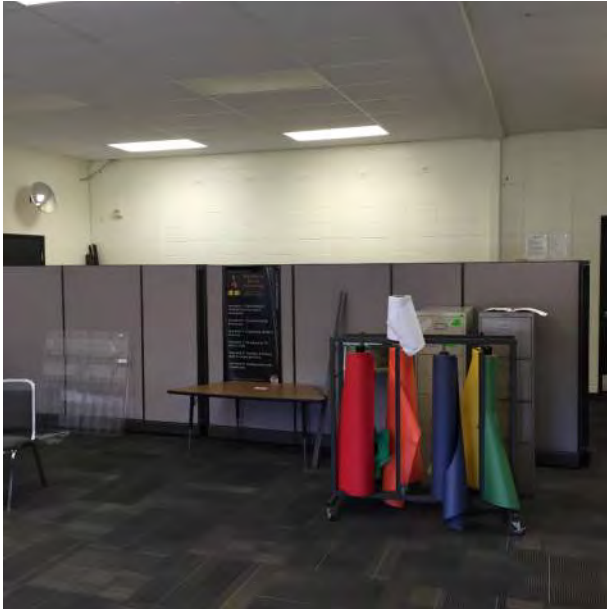
32 Classroom

120 Corridor - looking West



33 Computer Lab

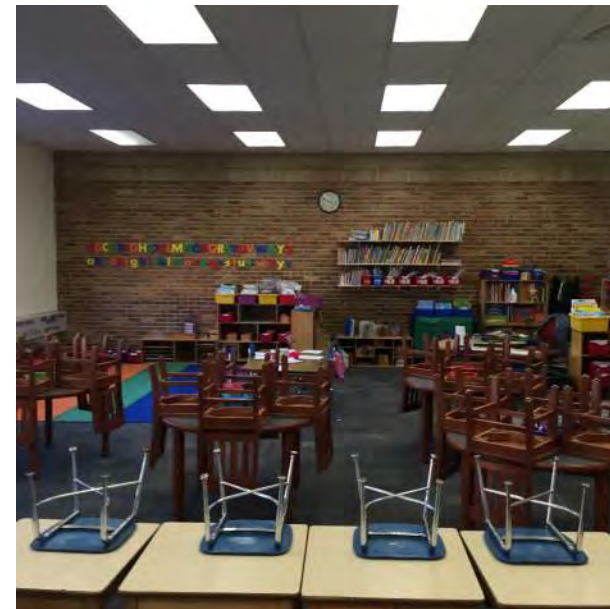
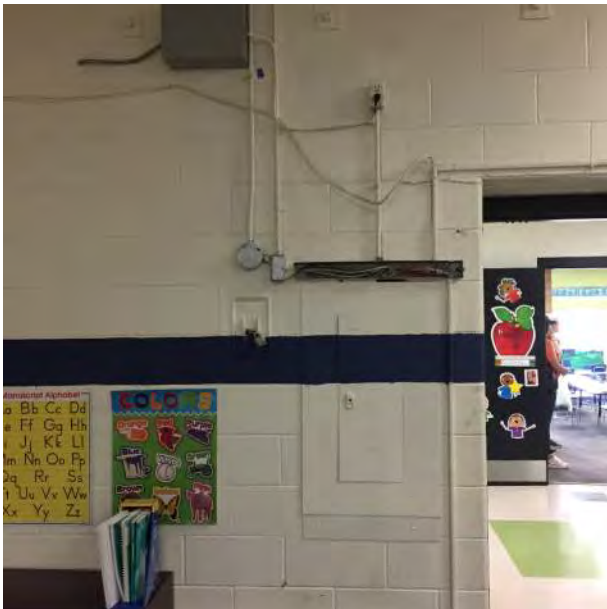




31 Family Resources

31B Dual Language

30 Classroom



29 Classroom

27 Classroom



Building Interior

124 Corridor

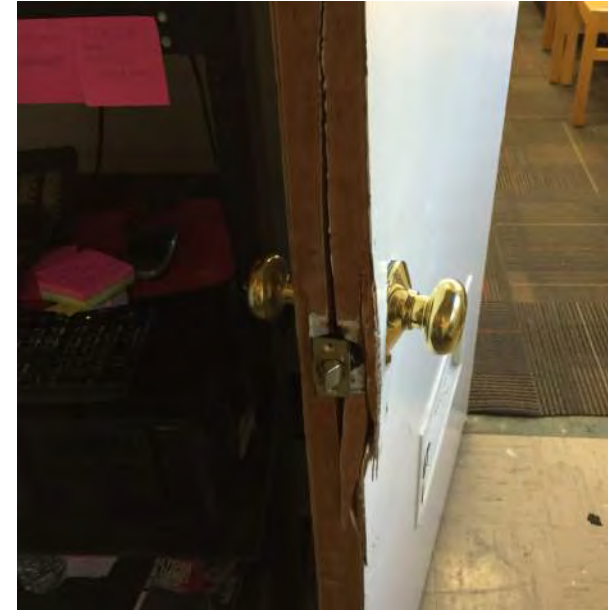
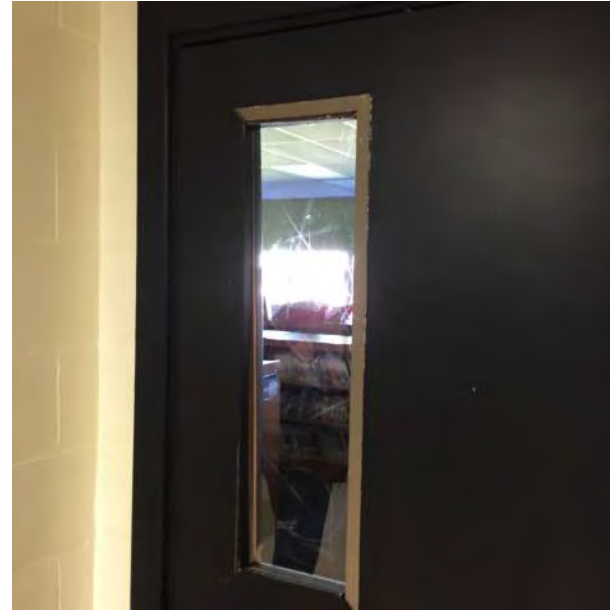
125B Break Room



125C Staff Restroom

Typical Classroom 20-25

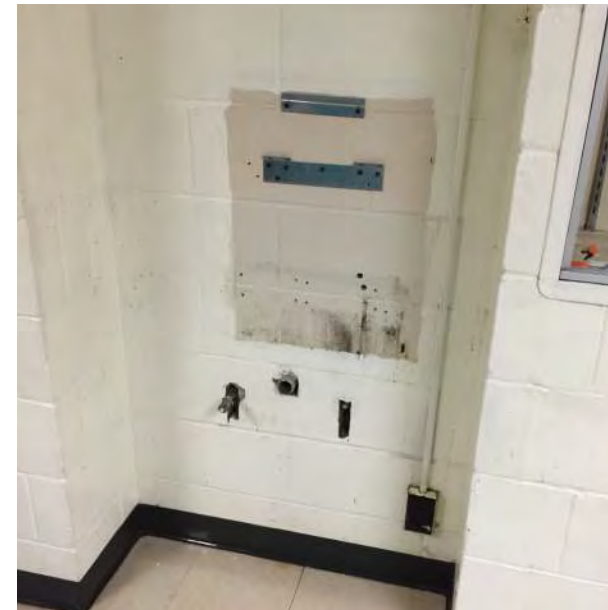




21A Library

Library entrance door

21B Library Storage



21A Library

119 Corridor - fill opening

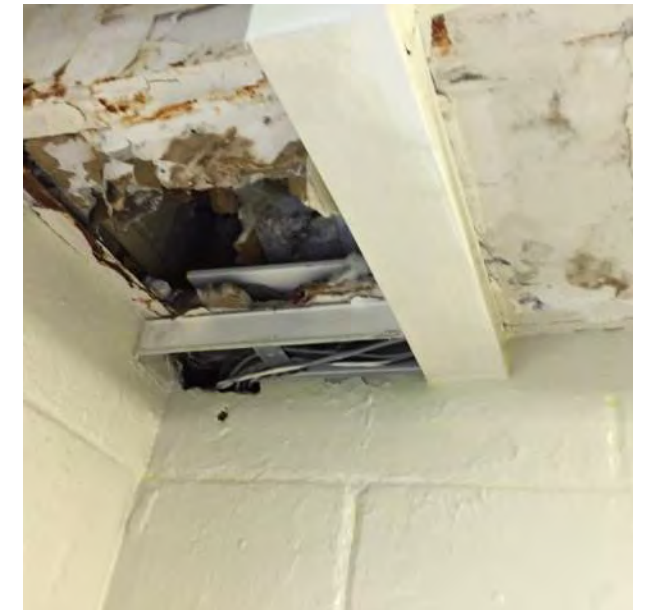
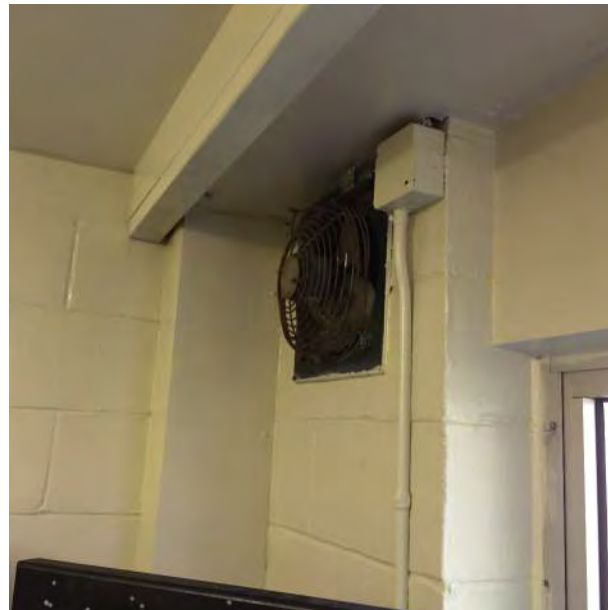
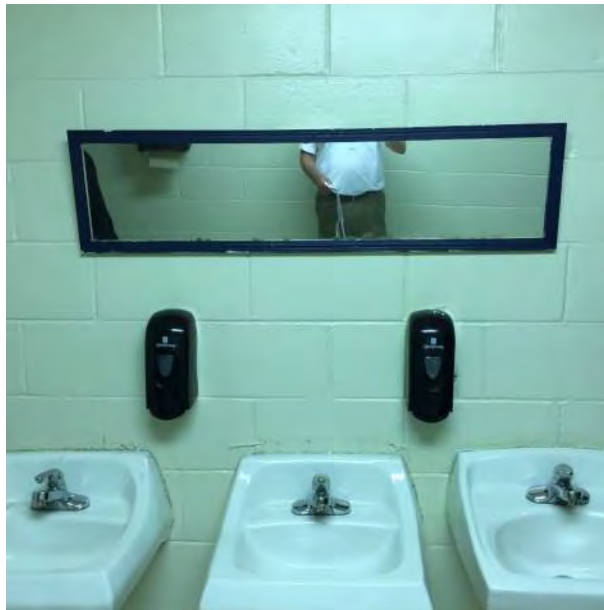
110 Corridor - replace drinking fountain

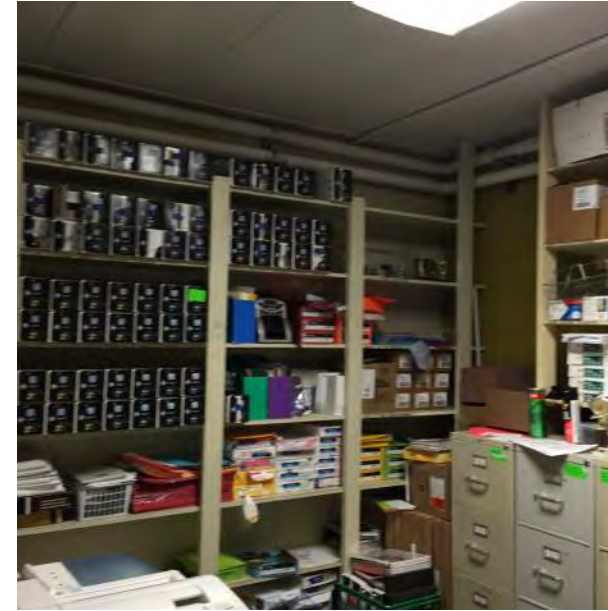


126 Boys Restroom



127 Girls Restroom

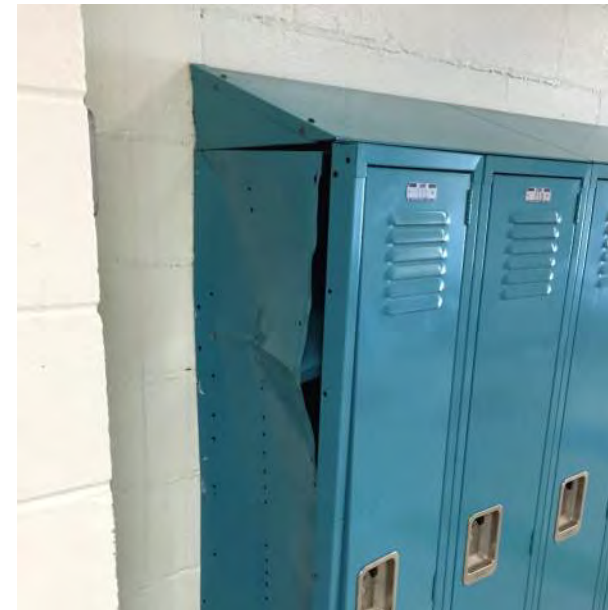




19 Classroom

18 Classroom

130 Storage



134 Staff Restroom

132 Storage

119 Locker damage