

Marquette Area Public Schools

Facility Assessment Report

Prepared For:
Marquette Area Public Schools
Board of Education



Prepared: May 19, 2011
IDI Project No.: 09-842

Architect / Engineer:
IDI ARCHITECTURE
ENGINEERING
CONSULTING
integrated designs inc.

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EXECUTIVE SUMMARY

In April of 2011, Integrated Designs, Inc (IDI) was authorized by Marquette Area Public Schools (MAPS) to assist the District with evaluating the current condition of their facilities. This was accomplished by performing a district-wide facility analysis and creating the following facility assessment. The assessment is a tool to be used in identifying existing deficiencies, assessing costs to each area and assisting the District in establishing a capital improvements plan. The report is also a working document to facilitate community involvement with the District in prioritizing future capital expenditures, while evaluating the utilization of the facilities.

Like most districts throughout the State, MAPS is facing the challenge of providing the highest level of education to its students with an increase in cost of goods, a decrease in funding and an ever aging infrastructure. Throughout our walk-thru, we must note the facilities were observed to be well maintained and the maintenance support staff addressed each building with a sense of pride.

Along with identifying and assessing costs for required physical improvements, our intent is to also consider a number of other factors. The factors will be further discussed as part of our working document, and are as follows:

- Identifying potential operating cost savings through the installation of high efficiency mechanical and electrical systems.
- Implementing current technology tools in the classroom.
- Identifying health and life safety issues that may exist due to updated Building Code requirements.
- Meeting with the administration, staff and the community to better understand the current utilization of each facility per the Department of Treasury guidelines.
- Studying enrollment projections to assist in properly identifying the future utilization of each facility per the Department of Treasury guidelines.

We look forward to the ongoing development of this document through future citizen's committee meetings and continued input from MAPS administration & staff. Through this process, we hope our end result will be a document that the District can utilize to help formulate a scope of work appropriate for moving forward into the future.

OVERVIEW

The information contained in this report and associated cost estimates were obtained through meetings with MAPS staff, administration, as well visual observations conducted by the staff of IDI at various times between April 29th and May 18th, 2011.

The buildings were inspected for compliance with current building codes, barrier free requirements and life safety codes. The evaluations are based on the following codes:

- A. 1999 NFPA 101 Life Safety Code
 - 1. Michigan Office of Fire Safety Policy Letters
- B. Michigan Building Code 2006
 - 1. 2006 Michigan Barrier Free
 - 2. 2006 Michigan Rehabilitation Code for Existing Buildings
- C. Americans with Disabilities Act – Standards for Accessible Design, July 1, 1994 revision.
- D. 2006 International Mechanical Code, International Plumbing Code, NFPA 13
- E. 2005 National Electrical Code
- F. U.S. Green Building Council (USGBC)

IDI incorporates “green building methods” into all projects. Integrated Designs has completed three certified LEED (*Leadership in Energy and Environmental Design*) projects in the last two years, and currently are in the process of certifying two additional projects. IDI will utilize this expertise and consider any of the following LEED criteria with regard to this assessment:

Leadership in Energy and Environmental Design (LEED)

- Is a nationally accepted benchmark for design, construction, and operation of high performance green buildings.
- Gives tools needed for immediate and measurable impact on the building’s performance and benefits for occupants, the environment and its owners.
- Approaches sustainability by recognizing performance in five key areas (“categories”) of human and environmental health:
 - 1. Sustainable Sites
 - 2. Water Efficiencies
 - 3. Energy and Atmosphere
 - 4. Materials and Resources
 - 5. Indoor Environmental Quality

This building study was prepared by:

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It is assumed that the District, through its Committee and Board procedure, will prioritize these items to determine if they are critical enough to be included in a future bond issue. IDI looks forward to working with the District during this process.

We wish to thank Deb Veiht, Deb Barry, John Kurkowski, other MAPS administration, staff, and specifically Carl, Bruce, and Kevin from the maintenance staff, for their valuable input and support in completing this report.

MARQUETTE AREA PUBLIC SCHOOLS

Building Facility Assessment Form

Building: Marquette Senior High School

Building Size: 271,220

Original Construction Date: 1963

Addition Date(s): 1972

Enrollment (2010): 1310

SITE

Parking / Drives	Remove and replace all existing HMA pavement.
	New pavement markings including ADA stalls with symbols.
Athletic Fields / Play Areas	N/A
Sidewalks and Grounds	Miscellaneous sidewalk replacement (1000 sq ft)
Other Site Factors	Repairs to existing drainage structures and system.

BUILDING EXTERIOR / STRUCTURAL

Doors / Frames	There has been some door system replacement within the last 15 years, and there still remains some original door systems in place. It is recommended that all exterior door systems not replaced within last 5 years be replaced.
	Replace overhead door systems at shop areas.
Windows	Majority of window systems were replaced approx. 1996, and it was noted during walk-thru that currently having problems with these window systems. It is recommended that window systems be replaced with higher energy-efficient systems.
Exterior Walls	Moderate efflorescence at south and west pool walls and south elevation.
	Limestone panels weathered and stained at south gymnasium elevation.
Roofing	Majority of roof system replaced approx. 3 years ago (fully adhered membrane roof system). There is still a portion of school that has old "ballast" roof system in place (i.e. gym?), and this is currently scheduled for replacement.
Other Items	N/A

BUILDING INTERIOR

Flooring	Misc. terrazzo floor patch in Corridors/Cafeteria (lump sum allowance).
	Replace worn 12x12 VCT Floor Tile/Base with new (replace approx. 60% of existing tile).
	Replace 9x9 vinyl tile in Science Classrooms (suspected asbestos, approx. 12 classrooms, office areas, etc).
	Replace rooms/areas with worn carpeting with new (replace approx, 60% of existing carpeted areas).
	Replace worn ceramic floor tile at Pool, Pool Deck, & Pool Gutter System (original ceramic floor tile to pool - the Maintenance staff continues to patch ongoing problem areas as required).
	Replace worn ceramic floor tile/base in Locker Rooms & Toilet Rooms (replace approximately 50% of these areas).

MARQUETTE AREA PUBLIC SCHOOLS
Building Facility Assessment Form

Wall Materials / Finishes	Miscellaneous patching/repair/painting of interior wall systems.
Ceilings	Remove existing 2x4 suspended ceiling systems (grid/tiles) in poor condition and replace with new 2x2 suspended ceiling system (replace approx. 60% of existing 2x4 ceiling systems).
Doors / Frames	Replace corridor doors and hardware to meet 20 min. fire rating requirement. Replace interior door hardware to meet barrier free requirements (currently majority of door hardware is knob actuated). Interior door replacement allowance (prioritize and replace approx. 15% of existing interior doors that are either non-compliant w/ code, or no longer in satisfactory working condition).
Casework	Replace casework in Science Labs. Allowance to replace approx. 25% of classroom casework (prioritize and replace worn casework that is no longer in satisfactory working condition).
Lockers	Replace single tier locker systems in corridors (lockers are original to building, in worn condition, and are narrow locker systems that are a problem for students putting backpacks into lockers, etc.). Replace worn lockers in Pool Locker Room. Allowance to replace lockers in phys. Ed. Locker rooms.
Toilet Partitions	Replace existing toilet partitions in "gang" toilet rooms. Replace toilet partitions in locker rooms.
Fixed Seating / Bleachers	Replace Gymnasium/Mezzanine wood bleacher systems (non-compliant ADA). Replace Pool wood bleacher system (non-compliant ADA).
Food Service Equipment	High School Kitchen is the main "cooking" kitchen for the district, and "hot" carts are sent out via truck to service the various buildings within district. All current appliances are in good working condition, and are replaced as needed.
Hazardous Material Abatement	It is suspected that lead paint and asbestos are present in building. MAPS does have ADHERA report that has record information of what areas of building abated and where still present. Testing to any areas in question will be performed prior to any renovations/construction work.
Handicap Accessibility	(1) ADA compliant restroom in building (adjacent to elevator). Existing bleacher systems in Pool & Gymnasium non-compliant ADA (i.e. handrails, guardrails, accessible seating areas, etc.). Existing elevator (original to building) needs to be updated to comply with current ADA compliance requirements for elevators. Replace interior door hardware to meet barrier free requirements (currently majority of door hardware is knob actuated). Install ADA Drinking Fountain(s), currently no compliant drinking fountains.

MARQUETTE AREA PUBLIC SCHOOLS
Building Facility Assessment Form

Other Items	Original Lecture Rooms, open "pod" areas, etc, have been remodeled throughout the years, altering the original design intent, to create new classroom environments. With the addition of new partition wall systems, the mechanical design was not redesigned to accommodate these new enclosed areas thus creating rooms that have heating problems, air ventilation problems, non compliant with Life-Safety, etc.
	East side of building has problem with excessive heat in classrooms. Possible solutions are window screen systems, and more energy efficient window systems.
	Handrails/guardrails at stairwells not compliant with current code standards.
	Corridor walls are not compliant with required 1-hr rated smoke resistant rating (seal top of wall condition to roof deck above).
	Remove /replace non-rated glazing assemblies in corridors to meet rating requirements.
	Elevation difference in floor adjacent to rooms 148/149 which aligns with significant structural crack thru floor beams and basement columns.
	Currently the kitchen freezers are located in basement/tunnel area of building - logistically not efficient with regard to their location in proximity to kitchen.

MECHANICAL

Physical Plant	Re-tube 1963 Cleaver Brooks water tube 8,375 MBH steam boilers
	Install high efficient boiler for Administration wing heat pump
	Install modulating Reillo burners on steam boilers
Terminal Heating Units	Replace the original unit ventilators - coils bad, controls inoperable, etc.
	Replace electric cabinet heaters in addition - wiring is brittle and shorting out
	Electric heaters in Photo Lab not working - cold!
Air-Handling Units	Replace steam heating coils in existing air handling units
	Replaced three air cooled condensing units serving AHU's
Piping / Insulation	Insulate condensate pipe in tunnels
	Replace the "gate" style isolation valves
	Test & re-build steam traps
Ventilation Systems	Replace the (2) Desertaire dehumidification units
	Redistribute ventilation for "filled-in" original open pod area
	Clean supply duct work - see stains at all diffusers.
	Provide proper Welding shop exhaust and MUA systems
	Replace Metal shops old paint room sidewall exhaust damper and control
Building Controls	Add unoccupied "boiler lock-out" outdoor temperature controls
	Re-build Kitchen MUA controls so outdoor dampers close when off
	Install VFD's and CO2 controls on gym and library air handling units
Other Items	Construct sound shield around Liebert Condenser serving Administration wing
	Replace domestic water-cooled kitchen walk-in cooler compressor

MARQUETTE AREA PUBLIC SCHOOLS
Building Facility Assessment Form

PLUMBING

Plumbing Fixtures	N/A
Piping / Insulation	Replace galvanized waste piping where exposed Replace pool deck drain pipe hangers
Fire Protection	
Special Fixtures / Systems	Replace water-to-water pool heat exchanger (being completed by school)

ELECTRICAL

Electrical Capacity / Main Switchgear	Original to building, in fair to good condition. Emergency panel tied ahead of main disconnect non-compliant with current codes. No spare devices/space available for additional panelboards/equipment.
Electrical Panels	Original to building, in fair to good condition. Panels throughout building are full/at capacity. New panelboards must be added to accommodate new devices in classrooms.
Electrical Distribution	Original to building, transformers near end of expected life cycle. Additional receptacles need to be added in many classrooms throughout facility.
Building Exterior / Site Lighting	Adequate lighting in most areas, some existing fixtures should be replaced. Additional fixtures should be added in selected areas to meet current codes.
Interior Lighting	Some existing fixtures (approximately 30 percent) have been retrofitted from T12 to T8 ballasts. Remaining existing T12 ballasts should be retrofitted/replaced with T8 ballasts. Add occupancy sensors to control lighting in all areas Replace/upgrade existing stage lighting system in 'Little Theater'
Emergency / Exit Lighting	Battery operated, dual head, wall mounted fixtures present in some areas. Not all areas are covered by current code requirements.
Fire Alarm System	Replace existing fire alarm system with addressable system throughout Existing system is non-compliant with current codes
PA / Sound Systems	Functional
Clocks / Bells	Existing system is antiquated and should be replaced. System clocks have been removed in several areas and replaced with battery operated ones.
Security Systems	Existing camera system
Special Systems	

Marquette Area Public Schools
 Marquette Senior High School
 Facility Assessment
 Work Item / Associated Cost
 May 19, 2011

Safety / Codes
Owner Priority

SITE

	<input type="checkbox"/>	<input type="checkbox"/>	Parking / Drives		
	<input type="checkbox"/>	<input type="checkbox"/>	1 Remove and replace all existing HMA pavement.	\$	543,500.00
	<input type="checkbox"/>	<input type="checkbox"/>	2 New pavement markings including ADA stalls and symbols.	\$	7,000.00
			Note: the above estimated cost to remove and replace existing HMA pavement does not include gravel or sand subbase. Pavement cores will be required to evaluate sub surface conditions.		
			Athletic Fields / Play Areas		
			N/A		
			Sidewalks and Grounds		
	<input type="checkbox"/>	<input type="checkbox"/>	1 Miscellaneous sidewalk replacement (1000 sq ft).	\$	10,100.00
			Other Site Factors		
	<input type="checkbox"/>	<input type="checkbox"/>	1 Repairs to existing drainage structures and sewer system.	\$	25,000.00
			Site Subtotal	\$	585,600.00

BUILDING EXTERIOR / STRUCTURAL

			Doors / Frames		
	<input type="checkbox"/>	<input type="checkbox"/>	1 Replace exterior door systems	\$	72,650.00
	<input type="checkbox"/>	<input type="checkbox"/>	2 Replace overhead door system	\$	12,500.00
			Windows		
	<input type="checkbox"/>	<input type="checkbox"/>	1 Replace exterior window systems	\$	196,480.00
			Exterior Walls		
	<input type="checkbox"/>	<input type="checkbox"/>	1 Wash veneer at efflorescence staining		
			Roofing		
	<input type="checkbox"/>	<input type="checkbox"/>	1 Replace remaining roof system (i.e.. Gymnasium?)	\$	72,000.00
			Other Items		
			N/A		
			Building Exterior / Structural Subtotal	\$	353,630.00

BUILDING INTERIOR

			Flooring		
	<input type="checkbox"/>	<input type="checkbox"/>	1 Corridor/Cafeteria terrazzo patch (lump sum allowance)	\$	3,500.00
	<input type="checkbox"/>	<input type="checkbox"/>	2 Replace vinyl floor tile/base	\$	82,600.00
	<input type="checkbox"/>	<input type="checkbox"/>	3 Replace carpeting/base	\$	122,500.00
	<input type="checkbox"/>	<input type="checkbox"/>	4 Replace tile at pool	\$	96,000.00
	<input type="checkbox"/>	<input type="checkbox"/>	5 Replace locker room/toilet room ceramic tile/base	\$	40,000.00
			Wall Materials / Finishes		
	<input type="checkbox"/>	<input type="checkbox"/>	1 Patch/repair/paint (allowance)	\$	7,500.00
			Ceilings		
	<input type="checkbox"/>	<input type="checkbox"/>	1 Replace suspended ceiling systems	\$	79,500.00
			Doors / Frames		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1 Replace corridor door systems for required rating	\$	58,250.00
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2 Replace doors and hardware	\$	28,000.00
			Casework		
	<input type="checkbox"/>	<input type="checkbox"/>	1 Replace Science Classroom/Lab casework	\$	80,000.00
	<input type="checkbox"/>	<input type="checkbox"/>	2 Replace general classroom casework (allowance)		\$50,000.00

Owner Priority Code:

H - High Priority **M** - Medium Priority **L** - Low Priority

Lockers			
<input type="checkbox"/>	<input type="checkbox"/>	1 Replace corridor lockers	\$ 148,500.00
<input type="checkbox"/>	<input type="checkbox"/>	2 Replace lockers (pool)	\$ 9,900.00
<input type="checkbox"/>	<input type="checkbox"/>	3 Replace lockers (phys. Ed.)	\$ 21,400.00
Toilet Partitions			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1 Replace toilet partitions gang toilets	\$ 25,000.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2 Replace toilet partitions locker rooms	\$ 10,000.00
Fixed Seating / Bleachers			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1 Replace bleachers (gym)	\$ 154,900.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2 Replace bleachers (mezzanine)	\$ 76,800.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 Replace bleachers (pool)	\$ 28,800.00
Food Service Equipment			
N/A			
Hazardous Material Abatement			
N/A			
Handicap Accessibility			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1 Renovate existing elevator to comply with ADA	\$ 40,000.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2 Replace drinking fountains to comply with ADA requirements	\$ 4,400.00
Other Items			
<input type="checkbox"/>	<input type="checkbox"/>	1 Investigate floor elevation difference, and beam/column cracks	\$ 12,000.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2 Modify corridor wall to comply with required rating (allowance)	\$ 25,000.00
		Building Interior Subtotal	\$ 1,204,550.00

MECHANICAL

Physical Plant			
<input type="checkbox"/>	<input type="checkbox"/>	1 Re-tube 1963 Cleaver Brooks water tube 8,375 MBH steam boilers	\$ 80,000.00
<input type="checkbox"/>	<input type="checkbox"/>	2 Install high efficient boiler for Administration wing heat pump	\$ 42,000.00
<input type="checkbox"/>	<input type="checkbox"/>	3 Install Reillo modulating burners on steam boilers	\$ 14,000.00
Terminal Heating Units			
<input type="checkbox"/>	<input type="checkbox"/>	1 Replace the original (50) unit ventilators - coils bad, controls inoperable, etc.	\$ 450,000.00
<input type="checkbox"/>	<input type="checkbox"/>	2 Replace electric cabinet heaters in addition - wiring is brittle and shorting out	\$ 36,000.00
<input type="checkbox"/>	<input type="checkbox"/>	3 Electric heaters in Photo Lab not working - cold!	\$ 3,000.00
Air-Handling Units			
<input type="checkbox"/>	<input type="checkbox"/>	1 Replace steam heating coils in existing air handling units	\$ 150,000.00
<input type="checkbox"/>	<input type="checkbox"/>	2 Replace three condensing units serving AHU's	\$ 45,000.00
Piping / Insulation			
<input type="checkbox"/>	<input type="checkbox"/>	1 Insulate condensate pipe in tunnels	\$ 32,000.00
<input type="checkbox"/>	<input type="checkbox"/>	2 Replace critical "gate" style isolation valves on steam system	\$ 18,000.00
<input type="checkbox"/>	<input type="checkbox"/>	3 Test & re-build steam traps	\$ 80,000.00
Ventilation Systems			
<input type="checkbox"/>	<input type="checkbox"/>	1 Replace the (2) Desertaire dehumidification units	\$ 140,000.00
<input type="checkbox"/>	<input type="checkbox"/>	2 Redistribute ventilation & add VAV for "filled-in" original open pod area	\$ 280,000.00
<input type="checkbox"/>	<input type="checkbox"/>	3 Clean supply duct work - see stains at all diffusers.	\$ 160,000.00
<input type="checkbox"/>	<input type="checkbox"/>	4 Provide proper Welding shop exhaust and MUA systems	
<input type="checkbox"/>	<input type="checkbox"/>	5 Replace Metal shops old paint room sidewall exhaust damper and control	\$ 2,000.00
Building Controls			
<input type="checkbox"/>	<input type="checkbox"/>	1 Add unoccupied "boiler lock-out" outdoor temperature controls	\$ 16,000.00
<input type="checkbox"/>	<input type="checkbox"/>	2 Re-build Kitchen MUA controls so outdoor dampers close when off	\$ 3,000.00
<input type="checkbox"/>	<input type="checkbox"/>	3 Install VFD's and CO2 controls on gym and library air handling units	\$ 36,000.00
Other Items			
<input type="checkbox"/>	<input type="checkbox"/>	1 Construct sound shield around Liebert Condenser serving Administration wing	\$ 3,000.00
<input type="checkbox"/>	<input type="checkbox"/>	2 Replace domestic water-cooled kitchen walk-in cooler compressor	\$ 5,000.00
		Mechanical Subtotal	\$ 1,595,000.00

PLUMBING

Plumbing Fixtures
N/A

Owner Priority Code:

H - High Priority M - Medium Priority L - Low Priority

<input type="checkbox"/>	<input type="checkbox"/>	Piping / Insulation		
		1 Replace galvanized waste piping where exposed in tunnels	\$	8,000.00
		2 Replace pool deck drain pipe hangers	\$	5,000.00
		Fire Protection		
		N/A		
<input type="checkbox"/>	<input type="checkbox"/>	Special Fixtures / Systems		
		1 Replace water-to-water pool heat exchanger (being completed by school)	\$	-
		Plumbing Subtotal		\$ 13,000.00

ELECTRICAL

<input type="checkbox"/>	<input type="checkbox"/>	Electrical Capacity / Main Switchgear		
		1 Upgrade existing main distribution panel	\$	650,000.00
<input type="checkbox"/>	<input type="checkbox"/>	Electrical Panels		
		1 Replace/upgrade existing panelboards	\$	500,000.00
<input type="checkbox"/>	<input type="checkbox"/>	Electrical Distribution		
		1 Replace/upgrade existing transformers and distribution	\$	300,000.00
		2 Add additional receptacles to classrooms	\$	220,000.00
<input type="checkbox"/>	<input type="checkbox"/>	Building Exterior / Site Lighting		
		1 Add emergency egress lighting fixtures at all exterior doors of building	\$	28,000.00
		2 Add/replace existing exterior lighting fixtures in select areas	\$	35,000.00
<input type="checkbox"/>	<input type="checkbox"/>	Interior Lighting		
		1 Retrofit remaining existing T12 lighting ballasts to T8 ballasts	\$	315,000.00
		2 Replace existing gym lighting with fluorescent fixtures	\$	35,000.00
		3 Add occupancy sensors to control lighting in all areas	\$	125,000.00
		4 Replace/upgrade existing lighting system in 'Little Theater'	\$	15,000.00
<input type="checkbox"/>	<input type="checkbox"/>	Emergency / Exit Lighting		
		1 Add emergency egress lighting to select areas of building	\$	89,000.00
<input type="checkbox"/>	<input type="checkbox"/>	Fire Alarm System		
		1 Replace existing fire alarm system with addressable system throughout	\$	325,000.00
		PA / Sound Systems		
		N/A		
<input type="checkbox"/>	<input type="checkbox"/>	Clocks / Bells		
		1 Replace existing clock/bell system	\$	38,000.00
		Security Systems		
		N/A		
		Special Systems		
		N/A		
		Electrical Subtotal		\$ 2,675,000.00

TOTAL ESTIMATED CONSTRUCTION COSTS \$ 6,426,780.00

SOFT COSTS

A/E Fee	7%	\$ 449,874.60	
CM Fee	8%	\$ 514,142.40	
Contingency	7%	\$ 449,874.60	
Regulatory Fees	1%	\$ 64,267.80	
Printing	2%	\$ 128,535.60	
		Soft Cost Subtotal	\$ 1,606,695.00

PROJECT COST SUBTOTAL \$ 8,033,475.00

FURNITURE	\$ -
TECHNOLOGY	\$ -
EQUIPMENT	\$ -

TOTAL PROJECT COSTS \$ 8,033,475.00

Owner Priority Code:

H - High Priority **M** - Medium Priority **L** - Low Priority

MARQUETTE AREA PUBLIC SCHOOLS

Building Facility Assessment Form

Building: Bothwell Middle School (5th-8th Grade)

Building Size: 140,000 S.F.

Original Construction Date: 1972

Addition Date(s): N/A

Enrollment (2010): TBD

SITE

Parking / Drives	Remove and replace existing HMA pavement at main entry-student drop off area.
	Replace miscellaneous curb and gutter (+/- 100 ft)
	Add school information/advisary signs.
	Remove and replace existing HMA pavement at lower parking lot and bus drop off area.
	New pavement markings (entire site)
	Additional ADA parking needed.
Athletic Fields / Play Areas	Add wood fiber mulch at playground (+/- 40 cyd)
Sidewalks and Grounds	Replace miscellaneous sidewalk areas at main entrance and extend sidewalk to the south along existing student drop area. (+/- 500 sft)
	Turf restoration on south side of building from vehicle traffic.
Other Site Factors	Existing traffic congestion problem on Tierney St with bus traffic and student drop of traffic. Solutions to this problem can be discussed at future committee meetings.

BUILDING EXTERIOR / STRUCTURAL

Doors / Frames	Replace exterior door systems original to building (replace all exterior door systems with exception to the two "main entrance" door systems which were replaced approx. 5 years ago).
Windows	Replace all exterior window systems (existing window systems are original to building).
Exterior Walls	Moderate efflorescence above main entry
	Rusted veneer lintels
Roofing	Roof system replaced 3 years ago (fully adhered membrane roof system).
Other Items	Exterior walls do not extend to roof deck at the fascia panel/soffit/canopy conditions of building leaving a non-insulated void where cold air can flow through these voids and into ceiling areas of building. This has caused freezing pipes, cold air into classrooms, etc. There has been some areas of building where the exterior wall has been extended, but there still remains areas of building where this condition is causing ongoing problems. It is recommended to extend exterior wall condition to roof deck at these problem areas. It is the assumption that approx. 50% of exterior walls need to be extended to roof deck and insulated.

BUILDING INTERIOR

MARQUETTE AREA PUBLIC SCHOOLS
Building Facility Assessment Form

Flooring	Replace carpeting/vinyl base original to building on first floor.
	Replace vinyl tile/vinyl base original to building on first floor.
	Carpeting on second floor replaced last year with exception of Library, recommend replace Library carpeting and vinyl base.
	Minor interior floor cracks at gym lobby floor
Wall Materials / Finishes	Misc. patching/repair/painting of interior wall systems.
	Caulk missing from interior control joints
Ceilings	Remove existing 2x4 suspended ceiling systems (grid/tiles) which are original to building, and generally in poor condition, and replace with new 2x2 suspended ceiling system.
Doors / Frames	Replace interior door hardware to meet barrier free requirements (currently majority of door hardware is knob actuated).
	Interior door replacement allowance (prioritize and replace approx. 15% of existing interior doors that are either non-compliant w/ code, or no longer in satisfactory working condition).
Casework	Replace Science/Lab Classroom casework (existing casework fixtures have been either disconnected, damaged, or are in worn condition).
	Allowance to replace approx. 25% of classroom casework (prioritize and replace worn casework that is no longer in satisfactory working condition).
Lockers	Replace gym lockers in Boy's/Girl's Locker Rooms.
Toilet Partitions	Replace toilet partions in gang toilet rooms.
	Replace toilet partitions in locker rooms.
Fixed Seating / Bleachers	Replace gymnasium wood bleacher systems.
Food Service Equipment	Currently equipment is replaced as needed.
Hazardous Material Abatement	It is suspected that lead paint and asbestos are present in building. MAPS does have ADHERA report that has record information of what areas of building abated and where still present. Testing to any areas in question will be performed prior to any renovations/construction work.
Handicap Accessibility	There currently is toilet room in Nurse Office (located in Main Office) which is serving as ADA toilet room. This toilet room is not 100% compliant with current Barrier-Free requirements. It is recommended that either a unisex ADA toilet room be constructed in an area of building with more "public access", or renovate gang toilets to meet barrier-free requirements.
	Existing bleacher systems in gymnasium non-compliant ADA (i.e. handrails, guardrails, accessible seating areas, etc.).

**MARQUETTE AREA PUBLIC SCHOOLS
Building Facility Assessment Form**

	Exsiting elevator (original to building) needs to be updated to comply with current ADA compliance requirements for elevators.
	Replace interior door hardware to meet barrier free requirements (currently majority of door hardware is knob actuated).
	Replace drinking fountains to meet barrier-free requirements.
Other Items	Building is 100% sprinkled.
	Handrails/guardrails at stairwells not compliant with current code standards.
	Second floor open "pod" areas, etc, have been remodeled throughout the years, altering the original open design concept in an attempt to create a more "traditional type" classroom environment. With the addition of these new partion wall systems, the mechanical design was not redesigned to accomodate these new enclosed areas thus creating rooms that have heating problems, air ventilation problems, noise transmission problems, etc. Additionally there is an ongoing issue with non-compliant egress, and not being able to secure the inner most area of pod environment as these areas can't be locked down because of the possibility of someone being trapped in these areas.
	Limited amount of classrooms with windows.

MECHANICAL

Physical Plant	
Terminal Heating Units	
Air-Handling Units	
Piping / Insulation	
Ventilation Systems	Re-distribute central duct work and new VAV boxes for filled-in open pod
	New locker room energy recovery ventilators - (4) unit ventilators each
	room recirculates air and is not per code
Building Controls	Install VFD's and CO2 control for gym air handling units
Other Items	Recalibrate VAV box min/max CFM volumes

PLUMBING

Plumbing Fixtures	Science classrooms require lab sinks and acid waste drain
Piping / Insulation	
Fire Protection	
Special Fixtures / Systems	Install gas piping and turrets in two science labs
	Replace inefficient over-sized old 1,680 MBH input Sellers boiler w/high eff.
	Install new larger domestic hot water circulation pump

Marquette Area Public Schools
Bothwell Middle School
Facility Assessment
Work Item / Associated Cost
May 3, 2011

Safety / Codes
Owner Priority

SITE

	Parking / Drives		
<input type="checkbox"/>	1 Remove and replace existing HMA pavement at main entry-student drop off area.	\$	63,500.00
<input type="checkbox"/>	2 Replace miscellaneous curb and gutter (+/- 100 ft)	\$	2,800.00
<input type="checkbox"/>	3 Add school information/advisory signs.	\$	800.00
<input type="checkbox"/>	Remove and replace existing HMA pavement at lower parking lot and bus drop off		
<input type="checkbox"/>	4 area.	\$	201,320.00
<input type="checkbox"/>	5 New pavement markings (entire site)	\$	1,700.00
	Note: the above estimated cost to remove and replace existing HMA pavement does not include gravel or sand subbase. Pavement cores will be required to evaluate sub surface conditions.		
<input type="checkbox"/>	Athletic Fields / Play Areas		
<input type="checkbox"/>	1 Add wood fiber mulch at playground (+/- 40 cyd)	\$	1,600.00
<input type="checkbox"/>	Sidewalks and Grounds		
<input type="checkbox"/>	Replace miscellaneous sidewalk areas at main entrance and extend sidewalk to the		
<input type="checkbox"/>	1 south along existing student drop area. (+/- 500 sq ft)	\$	5,060.00
<input type="checkbox"/>	2 Turf restoration on south side of building from vehicle traffic.	\$	2,000.00
	Other Site Factors		
	N/A		
	Site Subtotal	\$	278,780.00

BUILDING EXTERIOR / STRUCTURAL

	Doors / Frames		
<input type="checkbox"/>	1 Replace exterior door systems	\$	52,000.00
<input type="checkbox"/>	Windows		
<input type="checkbox"/>	1 Replace exterior window systems	\$	40,000.00
<input type="checkbox"/>	Exterior Walls		
<input type="checkbox"/>	1 Wash veneer	\$	3,000.00
<input type="checkbox"/>	2 Sand / prime / paint veneer lintels	\$	6,000.00
	Roofing		
	N/A		
<input type="checkbox"/>	Other Items		
<input type="checkbox"/>	1 Extend exterior walls to roof deck (lump sum allowance)	\$	75,000.00
	Building Exterior / Structural Subtotal	\$	176,000.00

BUILDING INTERIOR

	Flooring		
<input type="checkbox"/>	1 Replace carpeting/base	\$	110,000.00
<input type="checkbox"/>	2 Replace vinyl tile/base	\$	22,000.00
<input type="checkbox"/>	Wall Materials / Finishes		
<input type="checkbox"/>	1 Caulk control joints	\$	1,500.00
<input type="checkbox"/>	2 Patch/repair/paint (allowance)	\$	7,500.00
<input type="checkbox"/>	Ceilings		
<input type="checkbox"/>	1 Replace suspended ceiling systems	\$	218,000.00
<input checked="" type="checkbox"/>	Doors / Frames		
<input checked="" type="checkbox"/>	1 Replace doors/hardware	\$	42,000.00
	Casework		

Owner Priority Code:

H - High Priority M - Medium Priority L - Low Priority

<input type="checkbox"/>	<input type="checkbox"/>	1 Replace Science lab/classroom casework	\$	40,000.00
<input type="checkbox"/>	<input type="checkbox"/>	2 Replace general classroom casework (allowance)	\$	25,000.00
Lockers				
<input type="checkbox"/>	<input type="checkbox"/>	1 Replace gym lockers	\$	80,000.00
Toilet Partitions				
<input type="checkbox"/>	<input type="checkbox"/>	1 Replace toilet partitions in gang toilets	\$	17,800.00
<input type="checkbox"/>	<input type="checkbox"/>	2 Replace toilet partitions in locker rooms	\$	8,000.00
Fixed Seating / Bleachers				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1 Replace gym bleacher system	\$	67,200.00
Food Service Equipment N/A				
Hazardous Material Abatement N/A				
Handicap Accessibility				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1 Remodel/Add toilet room for ADA compliance (lump sum allowance)	\$	25,000.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2 Renovate existing elevator to comply with ADA requirements	\$	40,000.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 Replace drinking fountain(s) to comply with ADA	\$	4,400.00
Other Items N/A				
			Building Interior Subtotal	\$ 708,400.00
MECHANICAL				
Physical Plant				
<input type="checkbox"/>	<input type="checkbox"/>	1 Replace (2) 5,230 MBH input Cleaver Brooks 81.5% eff boilers with	\$	140,000.00
<input type="checkbox"/>	<input type="checkbox"/>	2 95% eff condensing boilers and operate at 160 F maximum water temperatures		
Terminal Heating Units N/A				
Air-Handling Units N/A				
Piping / Insulation N/A				
Ventilation Systems				
<input type="checkbox"/>	<input type="checkbox"/>	1 Re-distribute central duct work and new VAV boxes for filled-in open pod New locker room Energy Recovery Ventilators - (4) UV's each room that recirculates air	\$	350,000.00
<input type="checkbox"/>	<input type="checkbox"/>	2 is not per code.	\$	5,000.00
Building Controls				
<input type="checkbox"/>	<input type="checkbox"/>	1 Install VFD's and CO2 control for gym air handling units	\$	32,000.00
Other Items				
<input type="checkbox"/>	<input type="checkbox"/>	1 Recalibrate VAV box min/max CFM volumes	\$	55,000.00
			Mechanical Subtotal	\$ 582,000.00
PLUMBING				
Plumbing Fixtures				
<input type="checkbox"/>	<input type="checkbox"/>	1 Science classrooms require lab sinks and acid waste drain	\$	80,000.00
Piping / Insulation N/A				
Fire Protection N/A				
Special Fixtures / Systems				
<input type="checkbox"/>	<input type="checkbox"/>	1 Install gas piping and turrets in two science labs	\$	16,000.00
<input type="checkbox"/>	<input type="checkbox"/>	2 Replace inefficient over-sized old 1,680 MBH input Sellers boiler w/high eff.	\$	25,000.00
<input type="checkbox"/>	<input type="checkbox"/>	3 Install new larger domestic hot water circulation pump	\$	3,000.00
			Plumbing Subtotal	\$ 124,000.00

Owner Priority Code:

H - High Priority M - Medium Priority L - Low Priority

ELECTRICAL

Electrical Capacity / Main Switchgear
N/A

<input type="checkbox"/>	<input type="checkbox"/>	Electrical Panels			
		1 Add additional panelboards to power new receptacles in classrooms	\$	18,000.00	
<input type="checkbox"/>	<input type="checkbox"/>	Electrical Distribution			
		1 Add additional receptacles in classrooms	\$	22,000.00	
<input type="checkbox"/>	<input type="checkbox"/>	Building Exterior / Site Lighting			
		1 Add emergency egress lighting fixtures at all exterior doors of building	\$	10,800.00	
		2 Replace existing photo cell control for exterior lighting	\$	500.00	
<input type="checkbox"/>	<input type="checkbox"/>	Interior Lighting			
		1 Retrofit/replace remaining existing T12 ballasts to T8 ballasts	\$	45,000.00	
		2 Replace existing gym lighting with fluorescent fixtures	\$	21,000.00	
		3 Add occupancy sensors to control lighting in all areas	\$	45,000.00	
		Emergency / Exit Lighting			
		N/A			
		Fire Alarm System			
		N/A			
		PA / Sound Systems			
		N/A			
<input type="checkbox"/>	<input type="checkbox"/>	Clocks / Bells			
		1 Replace existing clock system	\$	15,000.00	
		Security Systems			
		N/A			
<input type="checkbox"/>	<input type="checkbox"/>	Special Systems			
		1 Add required emergency stop switches in wood shop	\$	1,500.00	
		Electrical Subtotal			\$ 178,800.00
		TOTAL ESTIMATED CONSTRUCTION COSTS			\$ 2,047,980.00

SOFT COSTS

A/E Fee	7%	\$ 143,358.60		
CM Fee	8%	\$ 163,838.40		
Contingency	7%	\$ 143,358.60		
Regulatory Fees	1%	\$ 20,479.80		
Printing	2%	\$ 40,959.60		
		Soft Cost Subtotal	\$	511,995.00

PROJECT COST SUBTOTAL **\$ 2,559,975.00**

FURNITURE	\$	-
TECHNOLOGY	\$	-
EQUIPMENT	\$	-

TOTAL PROJECT COSTS **\$ 2,559,975.00**

Owner Priority Code:

H - High Priority M - Medium Priority L - Low Priority

MARQUETTE AREA PUBLIC SCHOOLS

Building Facility Assessment Form

Building: Cherry Creek Elementary School

Building Size: 43,806 SQ FT

Original Construction Date: 1993

Addition Date(s): N/A

Enrollment (2010): TBD

SITE

Parking / Drives	Crack and surface seal HMA pavement
	Restripe parking lots
Athletic Fields / Play Areas	Add wood fiber mulch at playground equipment to obtain 12" thickness
Sidewalks and Grounds	
Other Site Factors	Replace/repair existing wood bollard posts
	Add informational signs at entrances
	Relocate ADA parking stalls closer to entry doors

BUILDING EXTERIOR / STRUCTURAL

Doors / Frames	Replace existing exterior hollow metal door assemblies
Windows	Replace existing storm windows
Exterior Walls	Install weep hole mesh in empty weeps above doors/windows (locations where mortar closed to be opened back up)
	Damaged sills at northwest elevation
	Moderate efflorescence and dirt built-up on veneer at several elevations.
Roofing	Roof needs to be replaced
	Insulation/venting needs to be added/modified to remedy/alleviate ice problems to allow removal of heat tracing at eave edges.
Other Items	Refinish tube steel columns at entrances
	Repair/replace damaged soffit and fascia (fair amount of damage)
	Refinish heavy timber framing at entrance canopies (extensive weathering)
	Veneer lintels rusted

BUILDING INTERIOR

Flooring	Replace existing carpeting in poor condition (most classrooms)
	Replace/repair damaged flooring/base at exterior doors
Wall Materials / Finishes	Miscellaneous patching and repairs to wall finishes
Ceilings	Replace existing ceilings in gang restrooms
	Miscellaneous repairs to existing suspended ceiling assemblies

MARQUETTE AREA PUBLIC SCHOOLS
Building Facility Assessment Form

Doors / Frames	Replace interior corridor doors and hardware to meet 20 min. fire rating requirement
	Replace existing door closers
	Remove existing folding gate to classroom wings
Casework	Miscellaneous repairs to existing casework in classrooms
Lockers	Replace open coat hook areas in classrooms with lockers
Toilet Partitions	Replace partitions in fair to poor condition
Fixed Seating / Bleachers	N/A
Food Service Equipment	Food service equipment in need of updates/upgrades
Hazardous Material Abatement	All renovation projects require testing prior to demolition and/or remodeling. Due to the age of the building, hazardous materials should not be present.
Handicap Accessibility	Add drinking fountain in corridor to meet current barrier-free requirements
	Update barrier-free restrooms to meet current standards (vertical grab bars)
Other Items	Remove and replace accordion door between multi-purpose and cafeteria
	Moderate cracks at CMU walls adjacent to unit ventilators throughout facility

MECHANICAL

Physical Plant	
Terminal Heating Units	
Air-Handling Units	
Piping / Insulation	
Ventilation Systems	Install AC in computer room (86 F) with 32 computers Clean all duct work
Building Controls	Gym, Cafeteria and Library AHU variable frequency drive and CO2 sensor
Other Items	

PLUMBING

Plumbing Fixtures	
Piping / Insulation	
Fire Protection	
Special Fixtures / Systems	

Marquette Area Public Schools
 Cherry Creek Elementary School
 Facility Assessment
 Work Item / Associated Cost
 May 9, 2011

Safety / Codes
Owner Priority

SITE

	<input type="checkbox"/>	<input type="checkbox"/>	Parking / Drives		
	<input type="checkbox"/>	<input type="checkbox"/>	1 Crack and surface seal HMA pavement	\$	12,500.00
	<input type="checkbox"/>	<input type="checkbox"/>	2 Restripe parking lots	\$	2,000.00
	<input type="checkbox"/>	<input type="checkbox"/>	Athletic Fields / Play Areas		
	<input type="checkbox"/>	<input type="checkbox"/>	1 Add wood fiber mulch at playground equipment	\$	4,000.00
			Sidewalks and Grounds		
			N/A		
			Other Site Factors		
	<input type="checkbox"/>	<input type="checkbox"/>	1 Replace/repair existing wood bollard posts	\$	1,500.00
	<input type="checkbox"/>	<input type="checkbox"/>	2 Add informational signs at entrances	\$	800.00
			Site Subtotal	\$	20,800.00

BUILDING EXTERIOR / STRUCTURAL

	<input type="checkbox"/>	<input type="checkbox"/>	Doors / Frames		
	<input type="checkbox"/>	<input type="checkbox"/>	1 New exterior doors	\$	79,500.00
	<input type="checkbox"/>	<input type="checkbox"/>	Windows		
	<input type="checkbox"/>	<input type="checkbox"/>	1 Replace existing storm windows	\$	14,400.00
	<input type="checkbox"/>	<input type="checkbox"/>	Exterior Walls		
	<input type="checkbox"/>	<input type="checkbox"/>	1 Wash veneer	\$	2,000.00
	<input type="checkbox"/>	<input type="checkbox"/>	2 Replace damaged sills	\$	3,000.00
	<input type="checkbox"/>	<input type="checkbox"/>	3 Install missing weep screens	\$	1,500.00
	<input type="checkbox"/>	<input type="checkbox"/>	Roofing		
	<input type="checkbox"/>	<input type="checkbox"/>	1 New roof	\$	210,000.00
	<input type="checkbox"/>	<input type="checkbox"/>	2 Additional insulation and venting	\$	43,920.00
	<input type="checkbox"/>	<input type="checkbox"/>	Other Items		
	<input type="checkbox"/>	<input type="checkbox"/>	1 Sand / prime / paint lintels	\$	1,000.00
	<input type="checkbox"/>	<input type="checkbox"/>	2 Sand / prime / finish wood beams	\$	1,500.00
	<input type="checkbox"/>	<input type="checkbox"/>	3 Refinish columns at entrances	\$	3,300.00
	<input type="checkbox"/>	<input type="checkbox"/>	4 Repair damaged soffit/fascia	\$	5,000.00
			Building Exterior / Structural Subtotal	\$	365,120.00

BUILDING INTERIOR

	<input type="checkbox"/>	<input type="checkbox"/>	Flooring		
	<input type="checkbox"/>	<input type="checkbox"/>	1 New carpeting in classrooms	\$	54,432.00
	<input type="checkbox"/>	<input type="checkbox"/>	2 Flooring at exterior doors	\$	2,000.00
	<input type="checkbox"/>	<input type="checkbox"/>	Wall Materials / Finishes		
	<input type="checkbox"/>	<input type="checkbox"/>	1 Miscellaneous patching/refinishing	\$	2,500.00
	<input type="checkbox"/>	<input type="checkbox"/>	Ceilings		
	<input type="checkbox"/>	<input type="checkbox"/>	1 Restroom ceilings	\$	1,440.00
	<input type="checkbox"/>	<input type="checkbox"/>	2 Miscellaneous ceiling repairs	\$	2,000.00
	<input type="checkbox"/>	<input type="checkbox"/>	Doors / Frames		
	X	<input type="checkbox"/>	1 Replace interior doors and hardware to meet 20 minute fire rating	\$	45,500.00
	X	<input type="checkbox"/>	2 Replace door closers at corridor doors	\$	31,500.00
	X	<input type="checkbox"/>	3 Removal of folding gate	\$	200.00
	<input type="checkbox"/>	<input type="checkbox"/>	Casework		
	<input type="checkbox"/>	<input type="checkbox"/>	1 Miscellaneous repairs	\$	3,500.00

Owner Priority Code:

H - High Priority **M** - Medium Priority **L** - Low Priority

<input type="checkbox"/>	<input type="checkbox"/>	Lockers			
		1 New lockers to replace open coat hooks	\$	85,000.00	
<input type="checkbox"/>	<input type="checkbox"/>	Toilet Partitions			
		1 New partitions	\$	6,125.00	
<input type="checkbox"/>	<input type="checkbox"/>	Fixed Seating / Bleachers			
		1 N/A			
<input type="checkbox"/>	<input type="checkbox"/>	Food Service Equipment			
		1 Equipment updates/upgrades (allowance)	\$	4,000.00	
<input type="checkbox"/>	<input type="checkbox"/>	Hazardous Material Abatement			
		1 Materials should not be present			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Handicap Accessibility			
		1 Drinking fountain	\$	2,200.00	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2 Vertical grab bars in handicap stalls	\$	300.00	
<input type="checkbox"/>	<input type="checkbox"/>	Other Items			
		1 Repaint / prime / paint cracks at CMU adjacent to UV's	\$	5,000.00	
		2 Replace accordion door between cafeteria and multi-purpose room	\$	27,000.00	
			Building Interior Subtotal	\$	272,697.00

MECHANICAL

		Physical Plant			
		N/A			
		Terminal Heating Units			
		N/A			
		Air-Handling Units			
		N/A			
		Piping / Insulation			
		N/A			
		Ventilation Systems			
<input type="checkbox"/>	<input type="checkbox"/>	1 Install 3-1/2-ton AC for computer room (86 F) with 32 computers	\$	14,000.00	
		2 Clean all duct work	\$	15,000.00	
<input type="checkbox"/>	<input type="checkbox"/>	Building Controls			
		1 Gym, Cafeteria and Library AHU variable frequency drive and CO2 sensor	\$	18,000.00	
		Other Items			
		N/A			
			Mechanical Subtotal	\$	47,000.00

PLUMBING

		Plumbing Fixtures			
		N/A			
		Piping / Insulation			
		N/A			
		Fire Protection			
		N/A			
		Special Fixtures / Systems			
		N/A			
			Plumbing Subtotal	\$	-

ELECTRICAL

		Electrical Capacity / Main Switchgear			
		N/A			
		Electrical Panels			
		N/A			
		Electrical Distribution			
		N/A			

Owner Priority Code:

H - High Priority **M** - Medium Priority **L** - Low Priority

<input type="checkbox"/>	Building Exterior / Site Lighting			
<input type="checkbox"/>	1 Replace existing wall mounted exterior lighting fixtures	\$	2,400.00	
<input type="checkbox"/>	2 Add emergency egress lighting fixtures at all exterior doors of building	\$	16,500.00	
<input type="checkbox"/>	Interior Lighting			
<input type="checkbox"/>	1 Retrofit existing classroom, office, corridors and restroom lighting to T8 ballasts	\$	25,000.00	
<input type="checkbox"/>	2 Replace existing gym lighting with fluorescent fixtures	\$	11,800.00	
<input type="checkbox"/>	3 Add occupancy sensors to control lighting in all areas			
<input type="checkbox"/>	Emergency / Exit Lighting			
<input type="checkbox"/>	1 Mostly functional dual head, wall mounted, battery powered, some replaced	\$	6,500.00	
<input type="checkbox"/>	Fire Alarm System			
<input type="checkbox"/>	1 Replace existing fire alarm system with addressable system throughout	\$	54,500.00	
<input type="checkbox"/>	PA / Sound Systems			
<input type="checkbox"/>	1 Add PA system for tornado drills/building lock downs	\$	21,200.00	
	Clocks / Bells			
	N/A			
<input type="checkbox"/>	Security Systems			
<input type="checkbox"/>	1 Add CCTV camera system	\$	10,200.00	
<input type="checkbox"/>	Special Systems			
<input type="checkbox"/>	1 Add more technology/data wiring to classrooms	\$	33,000.00	
<input type="checkbox"/>	2 Add ceiling mtd projector, document cam, interactive whiteboards in classrooms	\$	123,000.00	
	Electrical Subtotal		\$	304,100.00
	TOTAL ESTIMATED CONSTRUCTION COSTS		\$	1,009,717.00
SOFT COSTS				
	A/E Fee	7%	\$	70,680.19
	CM Fee	8%	\$	80,777.36
	Contingency	7%	\$	70,680.19
	Regulatory Fees	1%	\$	10,097.17
	Printing	2%	\$	20,194.34
	Soft Cost Subtotal		\$	252,429.25
	PROJECT COST SUBTOTAL		\$	1,262,146.25
	FURNITURE		\$	-
	TECHNOLOGY		\$	-
	EQUIPMENT		\$	-
	TOTAL PROJECT COSTS		\$	1,262,146.25

Owner Priority Code:

H - High Priority **M** - Medium Priority **L** - Low Priority

MARQUETTE AREA PUBLIC SCHOOLS
Building Facility Assessment Form

Building: Sandy Knoll Elementary School

Building Size: 43,195 SF

Original Construction Date: 1956

Addition Date(s): 1963, 1977

Enrollment (YEAR): TBD

SITE

Parking / Drives	Remove and replace existing HMA pavement on south parking lot and bus drop area. Restripe parking lot.
	West parking lot is too narrow by current DELEG standards. Also has drainage problems.
	Parking and delivery areas should be physically separated from student traffic going to the playground area
	Bus drop appears to be short for 5 buses.
	ADA parking is non compliant. One more stall required for 50 stalls total.
Athletic Fields / Play Areas	Additional wood fiber mulch needed at playground equipment (+/-80 cyd)
	Replace or add to existing playground equipment.
	Repair existing chain link fence on south side of school.
Sidewalks and Grounds	Miscellaneous sidewalk replacement (+/- 500 sq ft)
Other Site Factors	East and west entrance is ADA compliant.

BUILDING EXTERIOR / STRUCTURAL

Doors / Frames	Replace exterior doors at 1977 addition and also those not replaced at remainder of perimeter
	Add second set of exterior doors at south entrance to 1963 addition to create vestibule/airlock
Windows	Replace Windows at 1977 addition
	Replace Windows from 1991 window infill/replacement project
	Replace translucent window assemblies at mechanical room
	Replace window treatments/blinds at all windows
Exterior Walls	Miscellaneous Patching Repair to Dryvit Façade
	Weathered sills and brick at several elevations
Roofing	Good Condition (New Carlisle EPDM Roof Installed in 2007)
Other Items	Replace/repair/refinish painted plywood soffits at canopies

MARQUETTE AREA PUBLIC SCHOOLS
Building Facility Assessment Form

BUILDING INTERIOR

Flooring	Replace/repair existing VCT flooring and base in poor condition (mainly due to settling issues at 1963 addition)
	Patch/seal gaps at floor to wall connection where needed at 1963 and 1977 additions
	Refinish existing gym/multi-purpose flooring
	Replace/provide carpeting where worn and/or needed
	Continual floor settling occurring at south classroom wing due to loss of fill material- floor is mud jacked every few years. Cause is from supposed underground stream running thru building footprint.
Wall Materials / Finishes	Miscellaneous patching/repair/painting of interior walls
	Remove/replace existing accordion partition in special education classroom
Ceilings	Remove existing 2x4 drop ceilings (grid and tiles) in poor condition and replace with new 2x2 suspended ceiling assembly
	Miscellaneous patching/repair/painting of gypsum board ceilings
Doors / Frames	Replace interior corridor doors and hardware to meet 20 min. fire rating requirement
	Replace interior door hardware to meet barrier free requirements
	Remove existing folding gate to north wing
	Replace existing door closers
	Replace coiling shutter
	Replace interior vestibule doors and hardware
Casework	Remove and replace existing casework in classrooms
	Replace/upgrade existing display cases in corridors to meet fire rating requirements
	Remove and/or replace non-rated casework from corridors
Lockers	Replace open coat hook areas in classrooms with lockers
Toilet Partitions	Replace existing toilet partitions and accessories
Fixed Seating / Bleachers	N/A
Food Service Equipment	Food service equipment in need of updates/upgrades
Hazardous Material Abatement	Testing to be performed prior to any renovations/construction
Handicap Accessibility	Modify concrete stoop and/or sidewalk at south-east 1977 exterior door to meet barrier-free requirements (ingress/egress from Special Education wing)
	Replace interior door hardware to meet barrier-free requirements (noted above)
	Remodel gang restrooms to meet barrier-free requirements
	Provide ramp/barrier-free access to the stage in multi-purpose room
	Replace drinking fountains to meet barrier-free requirements
	Provide rounded and/or padded surfaces at potentially unsafe areas in special needs wing (i.e. square edge counter-top corners, etc.)

MARQUETTE AREA PUBLIC SCHOOLS
Building Facility Assessment Form

Other Items	Multi-purpose room serves gym and dining purposes. Dedicated lunch room would help alleviate wear/damage to gymnasium flooring
	Replace stage curtain assembly
	Remove and infill fold-down tables from multi-purpose room
	Remove/replace non-rated glazing assemblies in corridors to meet rating requirements
	Step / thru block cracks at west and east gym storage room walls.

MECHANICAL

Physical Plant	Install two new 2,000 MBH high efficient condensing boilers
	Replace the eight inline pumps with two pumps, zone valves, and VFD's
Terminal Heating Units	
Air-Handling Units	Replace gym air handling unit dampers and heating control valve
Piping / Insulation	
Ventilation Systems	Replace several of the toilet room exhaust fans that are inoperable
	Clean all duct work
Building Controls	RE-commission unit ventilator controls for proper ventilation and economizer
	Install new air handling unit controls
Other Items	Install computer room split system air conditioning

PLUMBING

Plumbing Fixtures	
Piping / Insulation	Replace existing galvanized piping
Fire Protection	
Special Fixtures / Systems	

ELECTRICAL

Electrical Capacity / Main Switchgear	Replace existing main distribution panels with new 3 phase system
	Original to facility, emergency panel tied ahead of main disconnects
Electrical Panels	Replace existing panels and add additional panels to add outlets to classrooms
	Existing panels are full, many have tandem breakers, no spare capacity
Electrical Distribution	Replace existing devices (original to building) and add outlets to classrooms
	Replace standard outlets at sinks with GFCI type
	Few outlets in typical classrooms

Marquette Area Public Schools
Sandy Knoll Elementary School
Facility Assessment
Work Item / Associated Cost
Date

Safety / Codes
Owner Priority

SITE

<input type="checkbox"/>	<input type="checkbox"/>	<p>Parking / Drives Remove and replace existing HMA pavement on south parking lot and bus drop area.</p> <p>1 Restripe parking lot. \$ 33,780.00</p> <p>Reconstruct west parking lot to current DELEG standards. Separate new lot from student</p> <p>2 traffic areas. Add drainage structures and storm sewer. \$ 67,500.00</p> <p>Note: the above estimated cost to remove and replace existing HMA pavement does not include gravel or sand subbase. Pavement cores will be required to evaluate sub surface conditions.</p>	
<input type="checkbox"/>	<input type="checkbox"/>	<p>Athletic Fields / Play Areas</p> <p>1 Add (+/- 80 cyd) of new wood fiber mulch at playground equipment. \$ 3,200.00</p> <p>2 Replace or add to existing playground equipment. \$ 20,000.00</p> <p>3 Repair existing chain link fence on south side of building. \$ 3,000.00</p>	
<input type="checkbox"/>	<input type="checkbox"/>	<p>Sidewalks and Grounds</p> <p>1 Miscellaneous sidewalk replacement. \$ 4,800.00</p>	
		<p>Other Site Factors N/A</p>	
			<p>Site Subtotal <u>\$ 132,280.00</u></p>

BUILDING EXTERIOR / STRUCTURAL

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Doors / Frames</p> <p>1 New exterior doors (where not replaced previously) \$ 21,000.00</p> <p>2 Vestibule doors/airlock @ South 1963 addition \$ 6,000.00</p>	
<input type="checkbox"/>	<input type="checkbox"/>	<p>Windows</p> <p>1 New windows @ 1977 addition \$ 4,800.00</p> <p>2 New windows to replace 1991 windows (in-fill project) \$ 43,200.00</p> <p>3 New mechanical room translucent windows \$ 2,000.00</p> <p>4 New window treatments throughout \$ 11,400.00</p>	
<input type="checkbox"/>	<input type="checkbox"/>	<p>Exterior Walls</p> <p>1 Miscellaneous Dryvit patch/repair \$ 2,000.00</p>	
		<p>Roofing N/A</p>	
<input type="checkbox"/>	<input type="checkbox"/>	<p>Other Items</p> <p>1 Replace/repair/refinish soffits @ canopies \$ 3,750.00</p>	
			<p>Building Exterior / Structural Subtotal <u>\$ 94,150.00</u></p>

BUILDING INTERIOR

<input type="checkbox"/>	<input type="checkbox"/>	<p>Flooring</p> <p>1 Excavate site and reroute water at south elevation. \$ 150,000.00</p> <p>2 Replace VCT flooring and base at 1963 addition \$ 28,570.00</p> <p>3 Patch/seal gaps @ floor to wall conditions \$ 1,800.00</p> <p>4 Refinish existing gym/multi-purpose flooring \$ 10,550.00</p> <p>5 New carpeting \$ 30,000.00</p>	
<input type="checkbox"/>	<input type="checkbox"/>	<p>Wall Materials / Finishes</p> <p>1 Miscellaneous patching/painting \$ 5,000.00</p> <p>2 Remove/replace accordion partition in Special Education Classroom \$ 8,000.00</p>	
<input type="checkbox"/>	<input type="checkbox"/>	<p>Ceilings</p> <p>1 New 2x2 Ceilings \$ 56,440.00</p> <p>2 Miscellaneous patching/repair of hard ceilings \$ 2,000.00</p>	

Owner Priority Code:

H - High Priority **M** - Medium Priority **L** - Low Priority

		Doors / Frames		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1 Replace interior corridor doors to meet 20 minute rating	\$	50,000.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2 New lever hardware at all doors	\$	7,500.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 Remove folding gate	\$	200.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4 Replace existing closers	\$	35,000.00
<input type="checkbox"/>	<input type="checkbox"/>	5 Replace coiling shutter at kitchen	\$	3,000.00
<input type="checkbox"/>	<input type="checkbox"/>	6 Replace interior vestibule doors and hardware	\$	25,500.00
		Casework		
<input type="checkbox"/>	<input type="checkbox"/>	1 New casework in classrooms	\$	315,000.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2 Replace/upgrade existing display cases to meet current fire codes	\$	42,000.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 Remove and/or replace non-rated casework from corridors	\$	5,000.00
		Lockers		
<input type="checkbox"/>	<input type="checkbox"/>	1 New lockers to replace open coat hooks	\$	105,000.00
		Toilet Partitions		
<input type="checkbox"/>	<input type="checkbox"/>	1 Replace existing partitions and accessories	\$	10,000.00
		Fixed Seating / Bleachers		
		N/A		
		Food Service Equipment		
<input type="checkbox"/>	<input type="checkbox"/>	1 Equipment updates/upgrades (allowance)	\$	4,000.00
		Hazardous Material Abatement		
<input type="checkbox"/>	<input type="checkbox"/>	1 Testing to be performed prior to any renovations/construction		
		Handicap Accessibility		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1 Concrete stoop at 1977 South-east entrance	\$	1,500.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2 Restroom remodels	\$	25,000.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 Provide ramp/barrier-free access to stage in multi-purpose room	\$	3,500.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4 Provide new barrier-free drinking fountain	\$	2,200.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5 Safe surfaces/edges in special needs area	\$	5,000.00
		Other Items		
<input type="checkbox"/>	<input type="checkbox"/>	1 Tooth-in new block, add control joints and paint at gym storage room	\$	8,000.00
<input type="checkbox"/>	<input type="checkbox"/>	2 Addition housing new cafeteria/multi-purpose (non-athletic) Approx. 4,000 SQ FT	\$	540,000.00
<input type="checkbox"/>	<input type="checkbox"/>	3 New stage curtain assembly	\$	18,000.00
<input type="checkbox"/>	<input type="checkbox"/>	4 Remove and infill fold-down tables in existing multi-purpose room	\$	5,600.00
<input type="checkbox"/>	<input type="checkbox"/>	5 Remove/replace non-rated glazing in corridors to meet rating requirements	\$	12,000.00
			Building Interior Subtotal	\$ 1,515,360.00
MECHANICAL				
		Physical Plant		
<input type="checkbox"/>	<input type="checkbox"/>	1 Install two new 2,000 MBH high efficient condensing boilers	\$	130,000.00
<input type="checkbox"/>	<input type="checkbox"/>	2 Replace the eight inline pumps with two pumps, zone valves, and VFD's	\$	21,000.00
		Terminal Heating Units		
		N/A		
		Air-Handling Units		
<input type="checkbox"/>	<input type="checkbox"/>	1 Replace gym air handling unit dampers and heating control valve	\$	8,000.00
		Piping / Insulation		
		N/A		
		Ventilation Systems		
<input type="checkbox"/>	<input type="checkbox"/>	1 Replace several of the toilet room exhaust fans that are inoperable	\$	15,000.00
<input type="checkbox"/>	<input type="checkbox"/>	2 Clean all duct work	\$	5,000.00
		Building Controls		
<input type="checkbox"/>	<input type="checkbox"/>	1 Re-commission unit ventilator controls for proper ventilation and economizer	\$	64,000.00
<input type="checkbox"/>	<input type="checkbox"/>	2 Install new air handling unit controls	\$	6,000.00
		Other Items		
<input type="checkbox"/>	<input type="checkbox"/>	1 Install computer room split system air conditioning	\$	10,000.00
			Mechanical Subtotal	\$ 259,000.00

Owner Priority Code:

H - High Priority **M** - Medium Priority **L** - Low Priority

PLUMBING

Plumbing Fixtures
N/A

Piping / Insulation

1 Replace existing galvanized piping

\$ 20,000.00

Fire Protection
N/A

Special Fixtures / Systems
N/A

Plumbing Subtotal \$ 20,000.00

ELECTRICAL

Electrical Capacity / Main Switchgear

1 Replace existing main distribution panels with new 3 phase system

\$ 25,000.00

Electrical Panels

1 Replace existing panels and add additional panels to add outlets to classrooms

\$ 45,000.00

Electrical Distribution

1 Replace existing devices (original to building) and add outlets to classrooms

\$ 20,000.00

2 Replace standard outlets at sinks with GFCI type

\$ 1,200.00

Building Exterior / Site Lighting

1 Add emergency egress lighting at all exterior doors of building

\$ 7,400.00

2 Replace existing recessed soffit lighting at entries

\$ 2,800.00

Interior Lighting

1 Retrofit/replace remaining existing T12 ballasts to T8 ballasts

\$ 25,000.00

2 Replace existing gym lighting with fluorescent fixtures

\$ 12,400.00

3 Add occupancy sensors to control lighting in all areas

\$ 18,600.00

Emergency / Exit Lighting

1 Add emergency egress lighting throughout

\$ 8,400.00

Fire Alarm System

1 Replace existing fire alarm system with addressable system throughout

\$ 54,800.00

PA / Sound Systems

1 Install new PA system

\$ 15,900.00

Clocks / Bells

1 Replace existing clock/bell system (non-functioning)

\$ 12,300.00

Security Systems

1 Add CCTV camera system

\$ 10,200.00

Special Systems

1 Add more technology/data wiring to classrooms

\$ 32,000.00

2 Add ceiling mtd projector, document cam, interactive whiteboards in classrooms

\$ 117,000.00

Electrical Subtotal \$ 408,000.00

TOTAL ESTIMATED CONSTRUCTION COSTS \$ 2,428,790.00

Owner Priority Code:

H - High Priority **M** - Medium Priority **L** - Low Priority

SOFT COSTS

A/E Fee	7%	\$ 170,015.30	
CM Fee	8%	\$ 194,303.20	
Contingency	7%	\$ 170,015.30	
Regulatory Fees	1%	\$ 24,287.90	
Printing	2%	\$ 48,575.80	
		Soft Cost Subtotal	\$ 607,197.50

PROJECT COST SUBTOTAL **\$ 3,035,987.50**

FURNITURE	\$ -
TECHNOLOGY	\$ -
EQUIPMENT	\$ -

TOTAL PROJECT COSTS **\$ 3,035,987.50**

MARQUETTE AREA PUBLIC SCHOOLS

Building Facility Assessment Form

Building: Superior Hills Elementary School

Building Size: 41,325 SQ FT

Original Construction Date: 1994

Addition Date(s): N/A

Enrollment (YEAR): TBD

SITE

Parking / Drives	Crack and surface seal HMA parking lots.
	Restripe parking lots.
Athletic Fields / Play Areas	Add wood fiber mulch at playground area to obtain 12" thickness.
Sidewalks and Grounds	
Other Site Factors	Add informational sign at street.

BUILDING EXTERIOR / STRUCTURAL

Doors / Frames	Replace existing exterior hollow metal door assemblies (two sets of double doors are all that have been replaced)
Windows	Replace existing storm windows
Exterior Walls	Install weep hole mesh in empty weeps above doors/windows Moderate efflorescence at several elevations
Roofing	Roof is in good condition (replaced in 2007)
	Insulation/venting needs to be added/modified to remedy/alleviate ice problems to allow removal of heat tracing at eave edges.
Other Items	Refinish tube steel columns at entrances
	Repair/replace damaged soffit and fascia (limited amount)

BUILDING INTERIOR

Flooring	Replace existing carpeting in poor condition (most classrooms)
	Replace/repair damaged flooring/base at exterior doors
Wall Materials / Finishes	Miscellaneous patching and repairs to wall finishes
Ceilings	Replace existing ceilings in gang restrooms Miscellaneous repairs to existing suspended ceiling assemblies
Doors / Frames	Remove existing folding gate to classroom wings
	Replace interior corridor doors and hardware to meet 20 min. fire rating requirement
	Replace existing door closers
	Replace existing door assembly (three doors wide) from corridor to multi-purpose room

MARQUETTE AREA PUBLIC SCHOOLS
Building Facility Assessment Form

Casework	Miscellaneous repairs to existing casework in classrooms
Lockers	Replace open coat hook areas in classrooms with lockers
Toilet Partitions	Replace partitions in fair to poor condition
Fixed Seating / Bleachers	N/A
Food Service Equipment	Food service equipment in need of updates/upgrades
Hazardous Material Abatement	All renovation projects require testing prior to demolition and/or remodeling. Due to the age of the building, hazardous materials should not be present.
Handicap Accessibility	Add drinking fountain in corridor to meet current barrier-free requirements Update barrier-free restrooms to meet current standards (vertical grab bars)
Other Items	Trim/molding to be re-attached/repared in the multi-purpose room Remove and replace accordion door between multi-purpose and cafeteria Replace acoustic panels in cafeteria Moderate cracks at CMU walls adjacent to unit ventilators at several locations

MECHANICAL

Physical Plant	
Terminal Heating Units	
Air-Handling Units	
Piping / Insulation	
Ventilation Systems	Install AC in computer room (86 F) with 32 computers Clean all duct work
Building Controls	Gym and Cafeteria AHU variable frequency drive and CO2 sensor
Other Items	

PLUMBING

Plumbing Fixtures	
Piping / Insulation	
Fire Protection	
Special Fixtures / Systems	

Marquette Area Public Schools
 Superior Hills Elementary School
 Facility Assessment
 Work Item / Associated Cost
 May 4, 2011

Safety / Codes
Owner Priority

SITE

	Parking / Drives			
<input type="checkbox"/>	1 Crack and surface seal HMA parking lots.	\$	14,000.00	
<input type="checkbox"/>	2 Restripe parking lots.	\$	2,000.00	
	Athletic Fields / Play Areas			
<input type="checkbox"/>	1 Add wood fiber mulch at playground area to obtain 12" thickness.	\$	3,600.00	
	Sidewalks and Grounds			
	N/A			
	Other Site Factors			
<input type="checkbox"/>	1 Add informational sign at street.		800.00	
		Site Subtotal	\$ 20,400.00	

BUILDING EXTERIOR / STRUCTURAL

	Doors / Frames			
<input type="checkbox"/>	1 New exterior doors	\$	68,500.00	
	Windows			
<input type="checkbox"/>	1 New storm windows	\$	11,500.00	
	Exterior Walls			
<input type="checkbox"/>	1 Install missing weep screens	\$	1,500.00	
<input type="checkbox"/>	2 Wash veneer	\$	3,000.00	
	Roofing			
<input type="checkbox"/>	1 Additional insulation and venting	\$	42,200.00	
	Other Items			
<input type="checkbox"/>	1 Refinish Columns @ Entrances	\$	3,300.00	
<input type="checkbox"/>	2 Repair damaged soffit/fascia	\$	1,000.00	
		Building Exterior / Structural Subtotal	\$ 131,000.00	

BUILDING INTERIOR

	Flooring			
<input type="checkbox"/>	1 New carpeting in classrooms	\$	42,335.00	
<input type="checkbox"/>	2 Flooring at exterior doors	\$	2,000.00	
	Wall Materials / Finishes			
<input type="checkbox"/>	1 Miscellaneous patching/refinishing	\$	2,500.00	
	Ceilings			
<input type="checkbox"/>	1 Restroom ceilings	\$	1,440.00	
<input type="checkbox"/>	2 Miscellaneous ceiling repairs	\$	2,000.00	
	Doors / Frames			
<input checked="" type="checkbox"/>	1 Folding gate removal	\$	200.00	
<input checked="" type="checkbox"/>	2 Replace interior corridor doors	\$	36,500.00	
<input checked="" type="checkbox"/>	3 Replace door closers at corridor doors	\$	29,400.00	
<input checked="" type="checkbox"/>	4 Replace multi-purpose room door assembly	\$	4,000.00	
	Casework			
<input type="checkbox"/>	1 Miscellaneous Repairs	\$	3,500.00	

Owner Priority Code:
 H - High Priority M - Medium Priority L - Low Priority

ELECTRICAL

Electrical Capacity / Main Switchgear
N/A

Electrical Panels
N/A

Electrical Distribution
N/A

Building Exterior / Site Lighting



- 1 Replace existing wall mounted exterior lighting fixtures \$ 2,400.00
- 2 Add emergency egress lighting fixtures at all exterior doors of building \$ 14,500.00
- 3 Some cover plates missing on exterior receptacles \$ 300.00

Interior Lighting



- 1 Retrofit remaining existing T12 lighting ballasts to T8 ballasts \$ 12,000.00
- 2 Replace existing gym lighting with fluorescent fixtures \$ 11,800.00
- 3 Add occupancy sensors to control lighting in all areas \$ 17,200.00

Emergency / Exit Lighting



- 1 Mostly functional dual head, wall mounted, battery powered, some replaced \$ 6,500.00

Fire Alarm System



- 1 Replace existing fire alarm system with addressable system throughout \$ 49,600.00

PA / Sound Systems



- 1 Add PA system for tornado drills/building lock downs \$ 18,500.00

Clocks / Bells



- 1 Replace existing clock/bell system (part of fire alarm system) \$ 15,400.00

Security Systems



- 1 Add CCTV camera system \$ 10,200.00

Special Systems



- 1 Add more technology/data wiring to classrooms \$ 30,000.00
- 2 Add ceiling mtd projector, document cam, interactive whiteboards in classrooms \$ 112,500.00

Electrical Subtotal \$ 300,900.00

TOTAL ESTIMATED CONSTRUCTION COSTS \$ 738,800.00

SOFT COSTS

A/E Fee	7%	\$ 51,716.00	
CM Fee	8%	\$ 59,104.00	
Contingency	7%	\$ 51,716.00	
Regulatory Fees	1%	\$ 7,388.00	
Printing	2%	\$ 14,776.00	
		Soft Cost Subtotal	\$ 184,700.00

PROJECT COST SUBTOTAL \$ 923,500.00

FURNITURE	\$ -
TECHNOLOGY	\$ -
EQUIPMENT	\$ -

TOTAL PROJECT COSTS \$ 923,500.00

Owner Priority Code:

H - High Priority M - Medium Priority L - Low Priority

MARQUETTE AREA PUBLIC SCHOOLS
Building Facility Assessment Form

Building: Graveraet Intermediate School
 Building Size: 89,880 S.F.
 Original Construction Date: 1927 Addition Date(s): 1973
 Enrollment (2010): TBD

SITE

Parking / Drives	Remove and replace HMA pavement in west parking lot.
	Regrade at west entry door for ADA compliance.
	Place pavement markings and ADA symbols and signs.
Athletic Fields / Play Areas	
Sidewalks and Grounds	
Other Site Factors	This site would be very difficult to meet compliance by DELEG requirements for future expansion based on current parking requirements, bus drop off zone requirements and

BUILDING EXTERIOR / STRUCTURAL

Doors / Frames	Remove/Replace approx. 90% of the existing exterior door systems.
Windows	Replace exterior window systems.
Exterior Walls	Caulk at chimney joints deteriorated.
	Mild exterior efflorescence build-up at north/east entrances.
Roofing	Roof system removed/replaced approx. 3 years ago (fully adhered membrane roof system), however no rigid roof insulation was installed at time of roof replacement. Recommend spray foam insulation application at underside of cast concrete roof deck.
	Insulation infill at existing roof skylights (glass block) for energy conservation.
Other Items	Replace/repair exterior concrete stairs.

BUILDING INTERIOR

Flooring	Misc. terrazzo floor patch in Corridors (lump sum allowance).
	Most recent carpet replacement took place approx. in 2004 for a handful of classrooms. It is recommended that remaining carpet be replaced.
	Remove /replace vinyl floor tile/base in poor condition (allowance to replace approx. 50% of areas that currently have vinyl floor tile).
Wall Materials / Finishes	Miscellaneous patching/repair/painting of interior wall systems.
Ceilings	Remove existing 2x4 suspended ceiling systems (grid/tiles), and replace with new 2x2 suspended ceiling system.

MARQUETTE AREA PUBLIC SCHOOLS
Building Facility Assessment Form

Doors / Frames	Replace corridor doors and hardware to meet 20 min. fire rating requirement.
	Replace interior door hardware to meet barrier free requirements (currently majority of door hardware is knob actuated).
	Interior door replacement allowance (prioritize and replace approx. 30% of existing interior doors that are either non-compliant w/ code, or no longer in satisfactory working condition).
Casework	Allowance to replace approx. 25% of "typical" classroom casework (prioritize and replace worn casework that is no longer in satisfactory working condition).
	Replace casework in Science & Art classrooms.
Lockers	Corridor lockers installed 1971, and repainted in 2005.
	Gymnasium locker rooms and lockers currently "offline".
Toilet Partitions	Replace second floor and third floor toilet partitions.
Fixed Seating / Bleachers	
Food Service Equipment	
Hazardous Material Abatement	It is suspected that lead paint and asbestos are present in building. MAPS does have ADHERA report that has record information of what areas of building abated and where still present. Testing to any areas in question will be performed prior to any renovations/construction work.
	Existing fire curtain in Kaufman Auditorium is original to building and is known to contain asbestos. It is recommended that it be removed.
Handicap Accessibility	First floor gang toilets, and newly remodeled toilet rooms in Kaufman Auditorium are compliant with current ADA barrier-free requirements.
	Gymnasium bleachers, guardrails, handrails are not compliant with ADA barrier-free requirements.
	Existing elevator needs to be updated to comply with current ADA compliance requirements for elevators.
	Replace interior door hardware to meet barrier free requirements (currently majority of door hardware is knob actuated).
	Install ADA Drinking Fountain(s), currently no compliant drinking fountains.
Other Items	Moderate step cracks at north/south walls at upper third floor conference room.
	Moderate diagonal cracks north/south entrance interior walls.
	Remove /replace non-rated glazing assemblies in corridors to meet rating requirements.
	Replace non-compliant exterior steel fire escape system.
	Stairwell fire door systems non-compliant.

MARQUETTE AREA PUBLIC SCHOOLS
Building Facility Assessment Form

MECHANICAL

Physical Plant	Replace steam boilers with (2) 2,000 MBH hot water-replace steam coils in AHU's, radiation in stair wells, auditorium, gym & basement; or replace condensate pumps, provide trap maintenance, replace boiler feed tank and pumps, replace (2) AHU coils
Terminal Heating Units	Replace unit ventilators Add heat in first floor southwest corridor - cold (none exists)
Air-Handling Units	Replace basement AHU if basement is to be occupied
Piping / Insulation	
Ventilation Systems	Install separate toilet exhaust fans in attic and controls Remove attic roof vents and cap curbs Remove abandoned locker room exhaust duct work Install split system computer room AC Need cooling for auditorium lighting control room Clean all existing duct work that will remain
Building Controls	
Other Items	

PLUMBING

Plumbing Fixtures	Demo the basement shower room plumbing Replace large Sellers domestic hot water boiler with proper sized eff heater
Piping / Insulation	Replace roof drain and pipe over northeast corner of gym - plugged with tar Replace domestic hot water circulation pump
Fire Protection	Remove water and heat tape to attic fire hose - not required Fire protect lower level if to be occupied
Special Fixtures / Systems	

ELECTRICAL

Electrical Capacity / Main Switchgear	Good overall condition, some space for expansion
Electrical Panels	Good overall condition, some space for expansion
Electrical Distribution	Adequate receptacles exist in majority of classrooms
Building Exterior / Site Lighting	Add emergency egress lighting fixtures at all exterior doors of building
Interior Lighting	Retrofit/replace remaining existing T12 ballasts to T8 ballasts Replace existing gym lighting with fluorescent fixtures Add occupancy sensors to control lighting in all areas Relocate/upgrade existing stage lighting system in Kaufman Auditorium Replace/upgrade existing seat mounted aisle lights in Kaufman Auditorium

Marquette Area Public Schools
 Graveraet Intermediate School
 Facility Assessment
 Work Item / Associated Cost
 May 10, 2011

Safety / Codes
Owner Priority

SITE

	Parking / Drives		
<input type="checkbox"/>	<input type="checkbox"/>	1 Remove and repave existing west parking lot and modify grades near entry door.	\$ 90,000.00
<input type="checkbox"/>	<input type="checkbox"/>	2 Pavement Markings and ADA signs & symbols	\$ 1,500.00
		Note: the above estimated cost to remove and replace existing HMA pavement does not include gravel or sand subbase. Pavement cores will be required to evaluate sub surface conditions.	
	Athletic Fields / Play Areas		
	N/A		
	Sidewalks and Grounds		
	N/A		
	Other Site Factors		
	N/A		
		Site Subtotal	\$ 91,500.00

BUILDING EXTERIOR / STRUCTURAL

	Doors / Frames		
<input type="checkbox"/>	<input type="checkbox"/>	1 Replace exterior door systems	\$ 39,000.00
	Windows		
<input type="checkbox"/>	<input type="checkbox"/>	1 Replace exterior window systems	\$ 132,000.00
	Exterior Walls		
<input type="checkbox"/>	<input type="checkbox"/>	1 Caulk chimney joints	\$ 15,000.00
<input type="checkbox"/>	<input type="checkbox"/>	2 Wash brick	\$ 3,000.00
	Roofing		
<input type="checkbox"/>	<input type="checkbox"/>	1 Spray foam insulation at underside of roof deck	\$ 33,300.00
<input type="checkbox"/>	<input type="checkbox"/>	2 Infill/insulate skylights	\$ 5,000.00
	Other Items		
<input type="checkbox"/>	<input type="checkbox"/>	1 Repair exterior concrete stair (allowance)	\$ 25,000.00
		Building Exterior / Structural Subtotal	\$ 252,300.00

BUILDING INTERIOR

	Flooring		
<input type="checkbox"/>	<input type="checkbox"/>	1 Misc. terrazzo floor patch (allowance)	\$ 3,500.00
<input type="checkbox"/>	<input type="checkbox"/>	2 Replace carpeting/vinyl base	\$ 80,000.00
<input type="checkbox"/>	<input type="checkbox"/>	3 Replace vinyl tile/base	\$ 30,000.00
	Wall Materials / Finishes		
<input type="checkbox"/>	<input type="checkbox"/>	1 Patch/repair/paint allowance	\$ 7,500.00
	Ceilings		
<input type="checkbox"/>	<input type="checkbox"/>	1 Replace suspended ceiling systems	\$ 129,000.00
	Doors / Frames		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1 Replace corridor doors for required rating	\$ 47,500.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2 Replace doors and hardware	\$ 23,750.00
	Casework		
<input type="checkbox"/>	<input type="checkbox"/>	1 Replace Science & Art classroom casework	\$ 40,000.00
<input type="checkbox"/>	<input type="checkbox"/>	2 Replace general classroom casework (allowance)	\$ 25,000.00

Owner Priority Code:

H - High Priority M - Medium Priority L - Low Priority

Lockers
N/A



Toilet Partitions

1 Replace toilet partitions \$ 7,500.00



Fixed Seating / Bleachers

1 Replace gymnasium bleachers \$ 96,000.00
2 Replace guardrails @ mezzanine \$ 28,880.00

Food Service Equipment
N/A



Hazardous Material Abatement

1 Remove existing asbestos fire curtain on stage in Kaufman Auditorium \$ 3,500.00



Handicap Accessibility

1 Renovate existing elevator to comply with ADA \$ 35,000.00
2 Install ADA Drinking Fountain(s) \$ 6,600.00
3 Replace fire doors at stairwells \$ 18,750.00



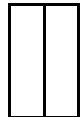
Other Items

1 Investigate/reinforce third floor walls \$ 10,000.00

Building Interior Subtotal \$ 592,480.00

MECHANICAL

Physical Plant



Replace steam boilers with (2) 2,000 MBH hot water-replace steam coils in AHU's, radiation in stair wells, auditorium, gym & basement; or replace condensate pumps,
1 provide trap maintenance, replace boiler feed tank and pumps, replace (2) AHU coils. \$ 200,000.00



Terminal Heating Units

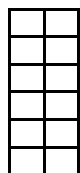
1 Replace unit ventilators; incl. controls \$ 340,000.00
2 Add heat in first floor southwest corridor - cold (none exists) \$ 3,000.00



Air-Handling Units

1 Replace basement AHU if basement is to be occupied \$ 28,000.00

Piping / Insulation
N/A



Ventilation Systems

1 Install separate toilet exhaust fans in attic and controls \$ 9,000.00
2 Remove attic roof vents and cap curbs \$ 6,000.00
3 Remove abandoned locker room exhaust duct work \$ 4,000.00
4 Install split system computer room AC \$ 5,000.00
5 Need cooling for auditorium lighting control room \$ 6,000.00
6 Clean all existing duct work that will remain \$ 15,000.00



Building Controls

1 Install new boiler system control \$ 10,000.00
2 Install auditorium DDC controls, drive, CO2 sensor control \$ 24,000.00

Other Items
N/A

Mechanical Subtotal \$ 650,000.00

PLUMBING

Plumbing Fixtures



1 Demo the basement shower room plumbing \$ 5,000.00
2 Replace large Sellers domestic hot water boiler with proper sized eff heater \$ 18,000.00



Piping / Insulation

1 Replace roof drain and pipe over northeast corner of gym - plugged with tar \$ 4,000.00
2 Replace domestic hot water circulation pump \$ 3,000.00

Fire Protection

Owner Priority Code:

H - High Priority M - Medium Priority L - Low Priority

<input type="checkbox"/>	1 Remove water and heat tape to attic fire hose - not required	\$	2,000.00
<input type="checkbox"/>	2 Fire protect lower level if to be occupied	\$	18,000.00
Special Fixtures / Systems			
N/A			
Plumbing Subtotal			\$ 50,000.00

ELECTRICAL

Electrical Capacity / Main Switchgear
N/A

Electrical Panels
N/A

Electrical Distribution
N/A

<input type="checkbox"/>	Building Exterior / Site Lighting		
<input type="checkbox"/>	1 Add emergency egress lighting fixtures at all exterior doors of building	\$	9,500.00
Interior Lighting			
<input type="checkbox"/>	1 Retrofit/replace remaining existing T12 ballasts to T8 ballasts	\$	28,000.00
<input type="checkbox"/>	2 Replace existing gym lighting with fluorescent fixtures	\$	16,000.00
<input type="checkbox"/>	3 Add occupancy sensors to control lighting in all areas	\$	75,000.00
<input type="checkbox"/>	4 Relocate/upgrade existing stage lighting system in Kaufman Auditorium	\$	50,000.00
<input type="checkbox"/>	5 Replace/upgrade existing seat mounted aisle lights in Kaufman Auditorium	\$	8,000.00
Emergency / Exit Lighting			
<input type="checkbox"/>	1 Add emergency lighting to select areas of the building	\$	15,000.00
Fire Alarm System			
<input type="checkbox"/>	1 Replace existing fire alarm system with addressable system throughout	\$	135,000.00
PA / Sound Systems			
<input type="checkbox"/>	1 Replace existing PA system	\$	35,000.00
Clocks / Bells			
<input type="checkbox"/>	1 Replace existing clock/bell system	\$	18,000.00
Security Systems			
<input type="checkbox"/>	1 Add CCTV camera system	\$	15,000.00
Special Systems			
<input type="checkbox"/>	1 Add more technology/data wiring to classrooms	\$	37,000.00
<input type="checkbox"/>	2 Add ceiling mtd projector, document cam, interactive whiteboards in classrooms	\$	112,800.00
Electrical Subtotal			\$ 554,300.00

TOTAL ESTIMATED CONSTRUCTION COSTS \$ 2,190,580.00

SOFT COSTS

A/E Fee	7%	\$	153,340.60
CM Fee	8%	\$	175,246.40
Contingency	7%	\$	153,340.60
Regulatory Fees	1%	\$	21,905.80
Printing	2%	\$	43,811.60
Soft Cost Subtotal			\$ 547,645.00

PROJECT COST SUBTOTAL \$ 2,738,225.00

FURNITURE \$ -
TECHNOLOGY \$ -
EQUIPMENT \$ -

TOTAL PROJECT COSTS \$ 2,738,225.00

Owner Priority Code:

H - High Priority M - Medium Priority L - Low Priority

MARQUETTE AREA PUBLIC SCHOOLS

Building Facility Assessment Form

Building: Vandenboom Elementary School

Building Size: 28,500 S.F.

Original Construction Date: 1950

Addition Date(s): 1956, 1970, 1993

Enrollment (2010): TBD

SITE

Parking / Drives	Crack & surface seal west lot.
	Restripe all parking lots.
	Replace HMA pavement (north side).
	Remove HMA pavement (west side).
	This site is Non-Compliant for separation of student and school bus drop off zones per current DELEG requirements.
Athletic Fields / Play Areas	Add wood fiber mulch at playground to obtain 12" thickness.
Sidewalks and Grounds	Replace sidewalk section (south side).
	Place new concrete slab (west side).
Other Site Factors	Storm sewer and drainage improvements.
	Restoration.

BUILDING EXTERIOR / STRUCTURAL

Doors / Frames	Replace Main Entrance storefront/door system, and all doors from 1970 building addition. Exterior doors from the original 1950 building have been replaced in last 10 years.
Windows	Replace all window systems from 1970 building addition. Exterior windows from the original 1950 building have been downsized and replaced in last 10 years (with exception of windows in gang toilet rooms - recommend replacement/infill).
Exterior Walls	Damaged EIFS at east elevation adjacent to main entrance.
	Damaged stone infill panels at south gym elevation.
	Damaged metal infill panels at east elevation.
	Damaged vinyl infill panels at north elevation.
	EIFS extremely weathered at south elevation.
Roofing	Roof system replaced approx. 3 years ago (fully adhered membrane roof system over flat roof, and new asphalt shingles over gymnasium).
	Wood fascia at gym extremely weathered.
	Entry soffit damaged and weathered.
Other Items	

MARQUETTE AREA PUBLIC SCHOOLS
Building Facility Assessment Form

BUILDING INTERIOR

Flooring	Replace all vinyl floor tile/base from 1970 building addition. Corridor vinyl tile/base from the original 1950 building has been replaced in last 10 years.
Wall Materials / Finishes	Miscellaneous patching/repair/painting of interior wall systems.
Ceilings	Replace all suspended ceiling system from 1970 building addition. Suspended ceiling system from the original 1950 building has been replaced in last 10 years.
Doors / Frames	Replace interior corridor doors and hardware to meet 20 min. fire rating requirement.
Casework	Remove and replace existing casework in classrooms. Replace/upgrade existing display cases in corridors to meet fire rating requirements. Remove and/or replace non-rated casework from corridors.
Lockers	Replace open coat hook areas in classrooms and in corridors with lockers.
Toilet Partitions	Replace existing toilet partitions.
Fixed Seating / Bleachers	
Food Service Equipment	
Hazardous Material Abatement	It is suspected that lead paint and asbestos are present in building. MAPS does have ADHERA report that has record information of what areas of building abated and where still present. Testing to any areas in question will be performed prior to any renovations/construction work.
Handicap Accessibility	Modify wood constructed ramp/handrail system (northwest elevation of building) to comply with current ADA barrier-free requirements. Replace interior door hardware to meet barrier-free requirements. Remodel gang restrooms to meet barrier-free requirements. Replace drinking fountains to meet barrier-free requirements. Install ADA ramp to stage in gymnasium.
Other Items	

MECHANICAL

Physical Plant	
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MARQUETTE AREA PUBLIC SCHOOLS
Building Facility Assessment Form

Terminal Heating Units	Install new unit ventilators and cabinet heaters in north and west wings
	Install new AC unit in west wing computer room
Air-Handling Units	
Piping / Insulation	Replace all original 1951 condensate piping - poor condition - constant leaks
Ventilation Systems	
Building Controls	Control radiation in south wing (no control - wild)
Other Items	

PLUMBING

Plumbing Fixtures	Replace toilet room fixtures in north and west wings
Piping / Insulation	
Fire Protection	
Special Fixtures / Systems	

ELECTRICAL

Electrical Capacity / Main Switchgear	Replace existing main distribution panels with new 3 phase system
Electrical Panels	Replace existing panels and add additional panels to add outlets to classrooms
Electrical Distribution	Replace existing devices (original to building) and add outlets to classrooms
Building Exterior / Site Lighting	Add emergency egress lighting at all exterior doors of building
	Replace existing recessed soffit lighting at entries
Interior Lighting	Replace existing lighting in classrooms, offices, and corridors
	Replace existing gym lighting with fluorescent fixtures
	Add occupancy sensors to control lighting in all areas
Emergency / Exit Lighting	Add emergency egress lighting throughout
Fire Alarm System	Replace existing fire alarm system with addressable system throughout
PA / Sound Systems	Replace existing PA system (non-functional)
Clocks / Bells	Replace existing clock/bell system (non-functioning)

SCHOOL DISTRICT NAME
Vandenboom Elementary School
Facility Assessment
Work Item / Associated Cost
May 10, 2011

Safety / Codes
Owner Priority

SITE

	Parking / Drives		
<input type="checkbox"/>	<input type="checkbox"/>	1 Crack & surface seal west lot	\$ 100.00
<input type="checkbox"/>	<input type="checkbox"/>	2 Restripe all parking lots	\$ 450.00
<input type="checkbox"/>	<input type="checkbox"/>	3 Replace HMA pavement (north side)	\$ 22,150.00
<input type="checkbox"/>	<input type="checkbox"/>	4 Remove HMA pavement (west side)	\$ 1,400.00
		Note: the above estimated cost to remove and replace existing HMA pavement does not include gravel or sand subbase. Pavement cores will be required to evaluate sub surface conditions.	
	Athletic Fields / Play Areas		
<input type="checkbox"/>	<input type="checkbox"/>	1 Add wood fiber mulch at playground	\$ 1,600.00
	Sidewalks and Grounds		
<input type="checkbox"/>	<input type="checkbox"/>	1 Replace sidewalk section (south side)	\$ 1,000.00
<input type="checkbox"/>	<input type="checkbox"/>	2 Place new concrete slab (west side)	\$ 3,200.00
	Other Site Factors		
<input type="checkbox"/>	<input type="checkbox"/>	1 Storm sewer and drainage improvements	\$ 10,000.00
<input type="checkbox"/>	<input type="checkbox"/>	2 Restoration	\$ 1,500.00
		Site Subtotal	\$ 41,400.00

BUILDING EXTERIOR / STRUCTURAL

	Doors / Frames		
<input type="checkbox"/>	<input type="checkbox"/>	1 Replace exterior doors	\$ 63,250.00
	Windows		
<input type="checkbox"/>	<input type="checkbox"/>	1 Replace exterior window systems	\$ 22,000.00
	Exterior Walls		
		N/A	
	Roofing		
<input type="checkbox"/>	<input type="checkbox"/>	1 Prepare / prime / paint gym roof fascia	\$ 5,000.00
<input type="checkbox"/>	<input type="checkbox"/>	2 Repair damaged entry soffit	\$ 5,000.00
	Other Items		
		N/A	
		Building Exterior / Structural Subtotal	\$ 95,250.00

BUILDING INTERIOR

	Flooring		
<input type="checkbox"/>	<input type="checkbox"/>	1 Replace floor tile/base	\$ 48,650.00
	Wall Materials / Finishes		
<input type="checkbox"/>	<input type="checkbox"/>	1 Patch/repair/paint allowance	\$ 7,500.00
	Ceilings		
<input type="checkbox"/>	<input type="checkbox"/>	1 Replace suspended ceiling systems	\$ 44,000.00
	Doors / Frames		
<input type="checkbox"/>	<input type="checkbox"/>	1 Replace corridor door systems for required rating	\$ 39,500.00

Owner Priority Code:
H - High Priority **M** - Medium Priority **L** - Low Priority

<input type="checkbox"/>	<input type="checkbox"/>	Casework		
		1 Replace general classroom casework (allowance)	\$	20,000.00
Lockers				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1 New lockers to replace open coat hooks	\$	63,700.00
Toilet Partitions				
<input type="checkbox"/>	<input type="checkbox"/>	1 Replace toilet partitions	\$	6,000.00
Fixed Seating / Bleachers				
N/A				
Food Service Equipment				
N/A				
Hazardous Material Abatement				
N/A				
Handicap Accessibility				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1 Modify existing exterior ramp to comply with ADA	\$	7,500.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2 Remodel toilet room to comply with ADA	\$	10,000.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 Replace drinking fountain to comply with ADA	\$	2,200.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4 Install ADA ramp system to stage area	\$	11,250.00
Other Items				
N/A				
			Building Interior Subtotal	\$ 260,300.00
MECHANICAL				
Physical Plant				
N/A				
Terminal Heating Units				
<input type="checkbox"/>	<input type="checkbox"/>	1 Install new unit ventilators and cabinet heaters in north and west wings	\$	85,000.00
	<input type="checkbox"/>	2 Install new AC unit in west wing computer room	\$	3,000.00
Air-Handling Units				
N/A				
Piping / Insulation				
<input type="checkbox"/>	<input type="checkbox"/>	1 Replace all original 1951 condensate piping - poor condition - constant leaks	\$	18,000.00
Ventilation Systems				
N/A				
Building Controls				
<input type="checkbox"/>	<input type="checkbox"/>	1 Control radiation in south wing (no control - wild)	\$	12,000.00
Other Items				
N/A				
			Mechanical Subtotal	\$ 118,000.00
PLUMBING				
Plumbing Fixtures				
<input type="checkbox"/>	<input type="checkbox"/>	1 Replace toilet room fixtures in north and west wings	\$	28,000.00
Piping / Insulation				
N/A				
Fire Protection				
N/A				
Special Fixtures / Systems				
N/A				
			Plumbing Subtotal	\$ 28,000.00

Owner Priority Code:

H - High Priority M - Medium Priority L - Low Priority

ELECTRICAL

<input type="checkbox"/>	<input type="checkbox"/>	Electrical Capacity / Main Switchgear	
		1 Replace existing main distribution panels with new 3 phase system	\$ 22,000.00
<input type="checkbox"/>	<input type="checkbox"/>	Electrical Panels	
		1 Replace existing panels and add additional panels to add outlets to classrooms	\$ 37,000.00
<input type="checkbox"/>	<input type="checkbox"/>	Electrical Distribution	
		1 Replace existing devices (original to building) and add outlets to classrooms	\$ 15,000.00
<input type="checkbox"/>	<input type="checkbox"/>	Building Exterior / Site Lighting	
		1 Add emergency egress lighting at all exterior doors of building	\$ 10,500.00
		2 Replace existing recessed soffit lighting at entries	\$ 2,800.00
<input type="checkbox"/>	<input type="checkbox"/>	Interior Lighting	
		1 Replace existing lighting in classrooms, offices, and corridors	\$ 30,000.00
		2 Replace existing gym lighting with fluorescent fixtures	\$ 14,000.00
		3 Add occupancy sensors to control lighting in all areas	\$ 15,000.00
<input type="checkbox"/>	<input type="checkbox"/>	Emergency / Exit Lighting	
		1 Add emergency egress lighting throughout	\$ 9,500.00
<input type="checkbox"/>	<input type="checkbox"/>	Fire Alarm System	
		1 Replace existing fire alarm system with addressable system throughout	\$ 34,200.00
<input type="checkbox"/>	<input type="checkbox"/>	PA / Sound Systems	
		1 Replace existing PA system (non-functional)	\$ 12,000.00
<input type="checkbox"/>	<input type="checkbox"/>	Clocks / Bells	
		1 Replace existing clock/bell system (non-functioning)	\$ 10,000.00
<input type="checkbox"/>	<input type="checkbox"/>	Security Systems	
		1 Add CCTV camera system	\$ 9,800.00
		Special Systems	
		N/A	

	Electrical Subtotal	\$ 221,800.00
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	TOTAL ESTIMATED CONSTRUCTION COSTS	\$ 764,750.00
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SOFT COSTS

A/E Fee	7%		\$	53,532.50
CM Fee	8%		\$	61,180.00
Contingency	7%		\$	53,532.50
Regulatory Fees	1%		\$	7,647.50
Printing	2%		\$	15,295.00
			Soft Cost Subtotal	\$ 191,187.50

	PROJECT COST SUBTOTAL	\$ 955,937.50
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FURNITURE	\$ -
TECHNOLOGY	\$ -
EQUIPMENT	\$ -

	TOTAL PROJECT COSTS	\$ 955,937.50
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Owner Priority Code:

H - High Priority M - Medium Priority L - Low Priority

MARQUETTE AREA PUBLIC SCHOOLS

Building Facility Assessment Form

Building: Auxiliary Services / Bus Garage Building

Building Size: 18,500 S.F.

Original Construction Date: 1957

Addition Date(s): N/A

Enrollment (2010): _____

SITE

Parking / Drives	Remove and replace existing HMA pavement.
	Current ADA parking is noncompliant.
	Pavement line striping.
Athletic Fields / Play Areas	
Sidewalks and Grounds	Repair/replace sections of existing 6' chain link fence.
Other Site Factors	Existing drainage structure and storm sewer system not working properly.

BUILDING EXTERIOR / STRUCTURAL

Doors / Frames	Replace all exterior door systems with exception of northeast entrance doors that were replaced in last 5 years (includes replacement of 4 man doors at bus garage).
Windows	Replace window systems in Auxiliary Services Building.
	Replace window systems in Bus Garage Building.
Exterior Walls	Scrape/prime/repaint cmu masonry walls.
	Significant out of plane movement at east wall control joint.
Roofing	New roof system within last 10 years.
Other Items	

BUILDING INTERIOR

Flooring	Replace vinyl floor tile/base.
Wall Materials / Finishes	Miscellaneous patching/repair/painting of interior wall systems.
Ceilings	Replace 2x4 suspended ceiling system with new 2x2 suspended ceiling system.
Doors / Frames	Replace interior door hardware to meet barrier free requirements (currently majority of door hardware is knob actuated).
	Interior door replacement allowance (prioritize and replace approx. 30% of existing interior doors that are either non-compliant w/ code, or no longer in satisfactory working condition).

MARQUETTE AREA PUBLIC SCHOOLS
Building Facility Assessment Form

Casework	
Lockers	
Toilet Partitions	Replace toilet partitions.
Fixed Seating / Bleachers	
Food Service Equipment	
Hazardous Material Abatement	It is suspected that lead paint and asbestos are present in building. MAPS does have ADHERA report that has record information of what areas of building abated and where still present. Testing to any areas in question will be performed prior to any renovations/construction work.
Handicap Accessibility	No ADA compliant barrier-free toilet rooms. Replace interior door hardware to meet barrier free requirements (currently majority of door hardware is knob actuated).
Other Items	

MECHANICAL

Physical Plant	Replace the (3) 80% eff Burnham 808B 370-MBH output hot water boilers
Terminal Heating Units	Replace (6) hot water unit heaters in garage bays - only 2 of 6 working and no parts available
Air-Handling Units	
Piping / Insulation	
Ventilation Systems	
Building Controls	
Other Items	Relocate IT Office air cooled condensing unit from garage mezzanine to roof

PLUMBING

Plumbing Fixtures	Replace water cooler with ADA cooler
Piping / Insulation	Replace corroded galvanized pipe
Fire Protection	
Special Fixtures / Systems	

Marquette Area Public Schools
 Auxiliary Services / Bus Garage Building
 Facility Assessment
 Work Item / Associated Cost
 May 2, 2011

Safety / Codes
Owner Priority

SITE

Parking / Drives			
<input type="checkbox"/>	1 Remove and replace existing HMA pavement.	\$	144,000.00
<input type="checkbox"/>	2 Pavement line striping.	\$	300.00
<p>Note: the above estimated cost to remove and replace existing HMA pavement does not include gravel or sand subbase. Pavement cores will be required to evaluate sub surface conditions.</p>			
Athletic Fields / Play Areas			
N/A			
Sidewalks and Grounds			
<input type="checkbox"/>	1 Repair/replace sections of existing 6' chain link fence.	\$	6,000.00
Other Site Factors			
<input type="checkbox"/>	1 New storm sewer system.		\$ 15,000.00
		Site Subtotal	\$ 165,300.00

BUILDING EXTERIOR / STRUCTURAL

Doors / Frames			
<input type="checkbox"/>	1 Replace exterior door systems	\$	17,500.00
Windows			
<input type="checkbox"/>	1 Replace exterior window systems	\$	13,000.00
Exterior Walls			
<input type="checkbox"/>	1 Patch/repair/paint cmu walls (allowance)	\$	10,000.00
Roofing			
N/A			
Other Items			
N/A			
		Building Exterior / Structural Subtotal	\$ 40,500.00

BUILDING INTERIOR

Flooring			
<input type="checkbox"/>	1 Replace vinyl floor tile/base	\$	14,800.00
Wall Materials / Finishes			
<input type="checkbox"/>	1 Patch/repair/paint (allowance)	\$	2,500.00
Ceilings			
<input type="checkbox"/>	1 Replace suspended ceiling systems	\$	16,750.00
Doors / Frames			
<input type="checkbox"/>	1 Replace doors and hardware (allowance)	\$	10,000.00
Casework			
N/A			
Lockers			
N/A			

<input type="checkbox"/>	<input type="checkbox"/>	Toilet Partitions		
		1 Replace/add toilet partitions	\$	2,500.00
		Fixed Seating / Bleachers		
		N/A		
		Food Service Equipment		
		N/A		
		Hazardous Material Abatement		
		N/A		
		Handicap Accessibility		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1 Add ADA unisex toilet room.	\$	10,000.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2 Install drinking fountain (ADA compliant)	\$	2,200.00
		Other Items		
		N/A		
		Building Interior Subtotal		\$ 58,750.00

MECHANICAL

		Physical Plant		
<input type="checkbox"/>	<input type="checkbox"/>	1 Replace the (3) 80% eff Burnham 808B 370-MBH output hot water boilers	\$	42,000.00
		Terminal Heating Units		
<input type="checkbox"/>	<input type="checkbox"/>	Replace (6) hot water unit heaters in garage bays - only 2 of 6 working and no parts are 1 available	\$	24,000.00
		Air-Handling Units		
		N/A		
		Piping / Insulation		
		N/A		
		Ventilation Systems		
		N/A		
		Building Controls		
		N/A		
		Other Items		
<input type="checkbox"/>	<input type="checkbox"/>	1 Relocate IT Office air cooled condensing unit from garage mezzanine to roof	\$	3,000.00
		Mechanical Subtotal		\$ 69,000.00

PLUMBING

		Plumbing Fixtures		
<input type="checkbox"/>	<input type="checkbox"/>	1 Replace water cooler with ADA cooler	\$	3,500.00
		Piping / Insulation		
<input type="checkbox"/>	<input type="checkbox"/>	1 Replace corroded galvanized domestic water pipe	\$	15,000.00
		Fire Protection		
		N/A		
		Special Fixtures / Systems		
		N/A		
		Plumbing Subtotal		\$ 18,500.00

ELECTRICAL

		Electrical Capacity / Main Switchgear		
<input type="checkbox"/>	<input type="checkbox"/>	1 Replace existing main distribution panel with new 3 phase system	\$	18,000.00
		Electrical Panels		
<input type="checkbox"/>	<input type="checkbox"/>	1 Replace existing panels and add additional panels to add outlets to classrooms	\$	15,000.00

Owner Priority Code:

H - High Priority **M** - Medium Priority **L** - Low Priority

<input type="checkbox"/>	<input type="checkbox"/>	Electrical Distribution			
		1 Replace existing devices (original to building) and add outlets to classrooms	\$	10,000.00	
<input type="checkbox"/>	<input type="checkbox"/>	Building Exterior / Site Lighting			
		1 Add emergency egress lighting at all exterior doors of building	\$	5,000.00	
		2 Add/replace exterior lighting fixtures around building	\$	8,500.00	
<input type="checkbox"/>	<input type="checkbox"/>	Interior Lighting			
		1 Replace existing lighting in classrooms, offices, and corridors	\$	30,000.00	
		2 Add occupancy sensors to control lighting in all areas (except garage areas)	\$	8,500.00	
<input type="checkbox"/>	<input type="checkbox"/>	Emergency / Exit Lighting			
		1 Add emergency egress lighting throughout	\$	8,700.00	
<input type="checkbox"/>	<input type="checkbox"/>	Fire Alarm System			
		1 Replace existing fire alarm system with addressable system throughout	\$	22,000.00	
		PA / Sound Systems			
		N/A			
		Clocks / Bells			
		N/A			
		Security Systems			
		N/A			
		Special Systems			
		N/A			
		Electrical Subtotal			\$ 125,700.00
		TOTAL ESTIMATED CONSTRUCTION COSTS			\$ 477,750.00
		SOFT COSTS			
		A/E Fee	7%	\$ 33,442.50	
		CM Fee	8%	\$ 38,220.00	
		Contingency	7%	\$ 33,442.50	
		Regulatory Fees	1%	\$ 4,777.50	
		Printing	2%	\$ 9,555.00	
		Soft Cost Subtotal		\$ 119,437.50	
		PROJECT COST SUBTOTAL			\$ 597,187.50
		FURNITURE		\$ -	
		TECHNOLOGY		\$ -	
		EQUIPMENT		\$ -	
		TOTAL PROJECT COSTS			\$ 597,187.50

Owner Priority Code:

H - High Priority M - Medium Priority L - Low Priority