

Wolters Field Maintenance and Concessions Building

Area detail:

First Floor	9,080
Mezzanine	155
Total	9,235
Site (sq. acres)	See Administration Building

District 113 Life Safety items (not from FGM)

Item	Location	Description of Problem	Corrective Measure	notes	code	status	Cost Summary

Life Safety Items Subtotal: \$ -

Maintenance- Exterior

Item	Location	Description of Problem	Corrective Measure	Notes	QTY	Unit Cost	Cost Summary
2X	Exterior	Masonry is cracking or damaged.	Remove damaged masonry units. Tooth-in new masonry to match existing size, color, coursing and board.	SF, 22	16	\$ 200.00	\$ 3,200.00
7X	Exterior	Concrete exterior stair is cracking or damaged.	Replace concrete stair; reinstall existing handrails.	SF	45	\$ 450.00	\$ 20,250.00
42X	Exterior	Coping joints are cracked or missing.	Rout coping joints and provide new sealant.	LF	5	\$ 100.00	\$ 500.00
48X	Exterior	Stair handrail is rusting, paint is chipping, or PVC cover is peeling.	Scrape, prime and paint existing steel handrail.	SF	20	\$ 15.00	\$ 300.00
49X	Exterior	Electrical box is abandoned.	Provide cover plate.	EA	1	\$ 25.00	\$ 25.00
64X	Exterior	Exterior hollow metal door and frame is chalking.	Prime and paint existing hollow metal door and frame.	EA	10	\$ 150.00	\$ 1,500.00
117X	Exterior	Dryvit wall paint is fading.	Recommend repainting existing exterior facade.	SF	1,300	\$ 2.50	\$ 3,250.00
118X	Exterior	Dryvit wall is dented or damaged.	Repair EIFS system to match adjacent surfaces.	SF	23	\$ 25.00	\$ 575.00
119X	Exterior	Rolling shutter lintel is rusting.	Scrape, prime and paint existing lintel.	LF	26	\$ 15.00	\$ 390.00
120X	Exterior	Garage door jamb is rusting or damaged.	Scrape, prime and paint existing steel channel.	SF	7	\$ 25.00	\$ 175.00
122X	Exterior	Vinyl siding is cracking.	Replace siding as necessary.	SF	20	\$ 35.00	\$ 700.00

Exterior Items Subtotals: \$ 30,865.00

Maintenance- Roofing

Item	Location	Description of Problem	Corrective Measure	Notes	QTY	Unit Cost	Cost Summary
NA	Roof Areas	No observed items; refer to roof report.	Yearly Maintenance Allowance			\$20,000.00	\$ 20,000.00

Roof Items Subtotals: \$ 20,000.00

Architectural, M,E,P, Building Program and Maintenance Items

Item	Location	Description of Problem	Corrective Measure	Notes	QTY	Unit Cost	Cost Summary
1A	Bus Maintenance 101	Interior CMU wall has visible cracks and/or step cracking.	Remove damaged CMU. Tooth in new CMU and repaint.	SF, 22	26	\$ 200.00	\$ 5,200.00
2A	Bus Maintenance 101, Athletic Storage	Interior CMU wall is cracking vertically.	Remove damaged CMU and tooth in new CMU. Install new masonry control joint, with backer rod and new sealant.	SF, 22	27	\$ 250.00	\$ 6,750.00
32A	Men's Toilet 118	Concrete floor or finish is cracked, has holes, damaged or stained.	Repair surface of concrete flooring and repaint or recoat to match existing.	SF, 22	5	\$ 150.00	\$ 750.00
123A	Women's Toilet 117	Accessories in toilet room do not meet accessibility requirements.	Remove and reinstall accessories to meet accessibility requirements.	EA	2	\$ 750.00	\$ 1,500.00
146A	Bus Maintenance 101	Brick is cracking or has holes.	Remove and replace brick units to match adjacent brick.	SF	400	\$ 125.00	\$ 50,000.00
188A	Bus Maintenance Mezzanine 201	Floor finish is peeling up creating a tripping hazard.	Remove existing vinyl sheet flooring.	SF	6	\$ 45.00	\$ 270.00
193A	Bus Maintenance 101	Sink is old and dirty.	Recommend replacing sink.	EA	1	\$ 1,500.00	\$ 1,500.00
P1	Public Lavatories and Sinks - Drivers 110 & Concessions 120	Water temperature at public lavatories exceeds 110 degrees and/or a master mixing tempered supply system is not acceptable.	Provide point-of-use thermostatic mixing valve at all public lavatories to prevent water temperature from exceeding 110 degrees.		2	\$ 400.00	\$ 800.00
P2	Mechanical/Jan. 108	Domestic water service does not have a water meter & reduce pressure zone backflow preventer.	Provide water meter & reduce pressure zone backflow preventer.		1	\$ 12,000.00	\$ 12,000.00
P3	Mechanical/Jan. 108	Soap/chemical dispenser does not have separate water supply, ball valve, and RPZ.	Provide separate water supply line, ball valves, check valves and RPZ.		1	\$ 2,000.00	\$ 2,000.00
P4	Bus Maintenance 101	Water heater missing vacuum relief valve on water heater.	Vacuum relief valve on water heater.		1	\$ 500.00	\$ 500.00
P5	Storage 119 & Bus Maintenance 101 (x2)	Interior hose valves do not have vacuum breaker.	Provide threaded vacuum breaker.		3	\$ 50.00	\$ 150.00
P6	Drivers 110	Water dispenser units do not have any form of backflow prevention.	Provide dual check backflow preventer.		1	\$ 200.00	\$ 200.00
P7	Bus Maintenance 101 (x2)	Suspended domestic water supply piping is missing insulation.	Insulate existing suspended domestic water supply piping.		1	\$ 3,000.00	\$ 3,000.00
P8	Building and Grounds Storage B 115	Existing triple basin interceptor has been covered up and it also appears it has not been serviced.	Have existing triple basin interceptor pumped, cleaned and inspected.		1	\$ 500.00	\$ 500.00

A/M/E/P Items Subtotals: \$ 85,120.00

This list is subject to change and is not inclusive of all infrastructure costs.

Major Equipment (all Priority 1):

Tag	Location	Description	Estimated Date of Installation	Approx. Life Cycle	Notes	Cost Summary
RTU	Roof	48HJF006-M-64HHV (5 Tons)	2008	15		33,100.00
DWH-1	Bus Maintenance 101	Domestic Water Heater	Unknown	15		\$ 4,000.00
DWH-2	Storage 119	Domestic Water Heater	2008	15		\$ 2,000.00
Exterior Lift	Northwest side of the building	System unknown Lift Station (duplex)	Unknown	20		\$ 30,000.00
FCP	MECHANICAL RM 108	Notifier NFS-320 by Honeywell	Unknown	25		\$ 18,000.00
LCPB	MECHANICAL RM 108	TRIBUTION 400A-277/480V.3P,4W- CUTLER-	Unknown	40		\$ 7,500.00
T-PPCB	MECHANICAL RM 108	TRANSFORMER- CUTLER-HAMMER	Unknown	40		\$ 7,000.00
Major Equipment Subtotals:						\$ 101,600.00

Roofing (all Priority 1)

Tag	Material	Area (ft²)	Estimated Date of Installation	Approx. Life Cycle	Unit Cost	Cost Summary
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A	Single Ply TPO	9,300	2011	20	\$ 29.00	\$ 269,700.00
		9,300		20	Roof Replacement Subtotals: \$ 269,700.00	
Paving Subtotals:						#REF!
Approximate Total Cost						\$ 507,285.00

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